NIPDEC



2026 Annual Report

Building Tomorrow, Today!

WWW.NIPDEC.COM

Our Guiding Principles

Purpose

To be a key partner in fostering regional sustainable development.

“Building Tomorrow, Today!”

Vision

To be the premier project and procurement management agency in the region providing high quality, sustainable projects, products and services.

Mission

To acquire at least three iconic infrastructure development projects in the Caribbean.

To generate $40m in revenue per annum from fiscal 2027.

Our Core Values

- **Integrity** - We ensure consistency between our words and actions while upholding the highest professional standards.
- **Excellence** - We are committed to delivering exceptional business outcomes through high-quality performance and continuous development.
- **Diversity & Inclusion** - We value and embrace the diversity of all stakeholders, recognising each person’s unique contribution and treating everyone with fairness, respect and dignity.
- **Accountability** - We take responsibility for our own decisions, actions and results. We honour our commitments and remain transparent to our stakeholders.
- **Innovation** - We embrace new ideas, technologies and approaches to improve how we consistently deliver optimal results.
- **Teamwork** - We foster collaboration, mutual support and shared learning as we work together to achieve excellence.
- **Customer Focus** - We have our internal and external customers at the heart of our decisions and actions, consistently striving to meet and exceed their expectations.

Table of Contents

Chairman's Statement 2

General Manager's Statement 4

Financial Review 5

Executive Team 15

Board of Directors 15

Financial Statements 16

Chairman’s Statement



As the National Insurance Property Development Company Limited (NIPDEC) approaches Fifty (50) Years of contributions to Trinidad and Tobago’s development, we look ahead with confidence in the Company’s experience and capabilities. Our work across healthcare, education, infrastructure, water, commercial property and other public-sector facilities has demonstrated the importance of sound project management and effective procurement. This experience, supported by our substantial asset base and established business activities, provides a firm foundation on which to strengthen our performance and pursue sustainable growth.

The 2025/2026 financial year presented challenges, as delays in project implementation, reduced procurement activity and constraints in client funding affected our financial performance. For the year ended June 2026, the Company recorded a loss of $9.8 Million, compared with a profit of $10.5 Million in the previous year. The Board and Management recognise the need to improve this performance and remain focused on strengthening operations, managing costs prudently and improving revenue generation.

NIPDEC continues to have a solid foundation on which to build. Our asset base remains substantial at $1.3 Billion, while our gearing ratio improved from 3.9 to 3.0, reflecting progress in reducing net debt. Our car park and warehouse operations continued to make a positive contribution, demonstrating the value of our established business activities as we work to strengthen the Company’s financial resilience.

For the 2026/2027 financial year and beyond, our priorities are to improve operational efficiency, strengthen client relationships and diversify our revenue streams. We will continue to strengthen existing services and pursue opportunities in property development, infrastructure, facilities management and public-private partnerships. As we respond to changing market conditions, we will also continue to explore opportunities within Trinidad and Tobago and the wider Caribbean, where our experience and capabilities can create lasting value.

Accountability and value for money remain central to NIPDEC's role in national development. We recognise that public confidence depends on responsible leadership and effective delivery. Careful planning, technical expertise, strong stakeholder relationships and responsible management of public resources will continue to guide our work as we deliver projects that improve public services, strengthen communities and support economic activity.

I extend my sincere appreciation to Our Management and Staff for their continued dedication, to Our Clients and Stakeholders for their trust, and to my fellow Directors for their guidance and support. Together, we will work to strengthen NIPDEC's financial resilience, build on our experience and position the Company to deliver sustainable value for Trinidad and Tobago.

Vijay Gosyne
Chairman



General Manager's Statement



The 2025/2026 financial year was one of change, resilience and renewed focus for NIPDEC. As we navigated a challenging business environment and reduced levels of activity, we remained committed to strengthening our operations, delivering value to our clients and positioning the Company for sustainable growth.

The progress achieved over the past two years demonstrates our ability to adapt and respond to changing circumstances. Following the challenges of the post-pandemic period, NIPDEC returned to profitability in 2024 and strengthened its performance in 2025. These results were supported by prudent cost management, organisational restructuring, stronger client relationships and a continued focus on operational excellence.

While current projections indicate financial challenges in the upcoming year, we view this period not simply as a setback, but as an opportunity to transform how we operate, pursue new markets and build greater resilience. Our Strategic Plan 2026–2029 provides the roadmap for this next chapter, with a clear focus on financial sustainability, business development, operational efficiency, innovation and customer value.

We are particularly focused on expanding our facilities management services, supporting national development initiatives and strengthening our regional presence. These opportunities, together with our expertise and established market relationships, provide a strong foundation for future growth.

I extend my sincere appreciation to our Chairman and Board of Directors for their leadership and confidence in the executive team and to our clients, partners and stakeholders for their continued support.

Most importantly, I thank our dedicated employees for their loyalty, resilience and commitment. Our people remain at the heart of NIPDEC and together, we will continue to strengthen our organisation, create lasting value for our stakeholders and contribute to the sustainable development of Trinidad and Tobago and the wider Caribbean. As we look to the future, we remain committed to Building Tomorrow, Today!

Vyas Ramphalie
General Manager

Financial Review

The 2025/2026 financial year presented several challenges for NIPDEC, as delays in project implementation, reduced procurement activity and constraints in client funding affected the company's overall performance. Despite these drawbacks, NIPDEC continued to manage its operations, meet its financial obligations and maintain a strong asset base while identifying opportunities to strengthen its business for the future.

For the year ended June 2026, the company recorded a loss of $9.8 million, compared with a profit of $10.6 million in the previous financial year. Total revenue amounted to $26.1 million, below the budgeted $45.8 million. This decline was largely attributable to lower-than-expected activity across several of the company's key business areas, particularly Property Development, Procurement Management and Facilities Management.

Property Development experienced a significant reduction in activity during the year, with revenue declining from $21.4 million in 2025 to $7.3 million in 2026. The main contributing factors were delays in project timelines and reduced procurement activity, which affected the delivery of planned work and the associated management fees.

Car Park operations continued to provide a dependable contribution to NIPDEC's overall performance. Revenue declined modestly by 3%, from $8.1 million in 2025 to $7.8 million in 2026, reflecting reduced activity at several locations, including Maracas and Chaguanas. Advertising income at the Edward Street Car Park also declined during the year.

However, the division demonstrated improved cost efficiency. Better gross margins and effective control of operating expenses enabled Car Park operations to increase their contribution income to $5.2 million, compared with $4.9 million in both the previous year and the budget.

Warehouse operations delivered a positive result, continuing the progress achieved in the previous year. Rental income increased by 3%, or $131k, supported by an improvement in occupancy from 96% in 2025 to 97% in 2026.

Contribution income from rentals reached $2.8 million, exceeding both the previous year's result and the budget of $2.6 million.

Facilities Management revenue declined by 44%, from $7.2 million in 2025 to $4.0 million in 2026. The reduction was largely due to fewer ad hoc projects undertaken for the Industrial Court and the Forensic Science Centre, as both clients experienced funding constraints. Contribution income consequently decreased from $2.1 million to $511k.

Total operating expenses increased from $28.7 million in 2025 to $33.8 million in 2026. A significant factor was the provision made for impairment losses on financial assets of $4.3 million, reflecting concerns about the recovery of certain outstanding amounts owed to the company. Additionally, Staff costs increased by 6%, or $1.2 million, reflecting salary increases and back pay associated with the settlement of negotiations with the Public Services Association for the 2014–2016 period.

Figure 1 highlights the company's positive financial performance from 2023 to 2025, followed by a decline in revenue and profitability in 2026.

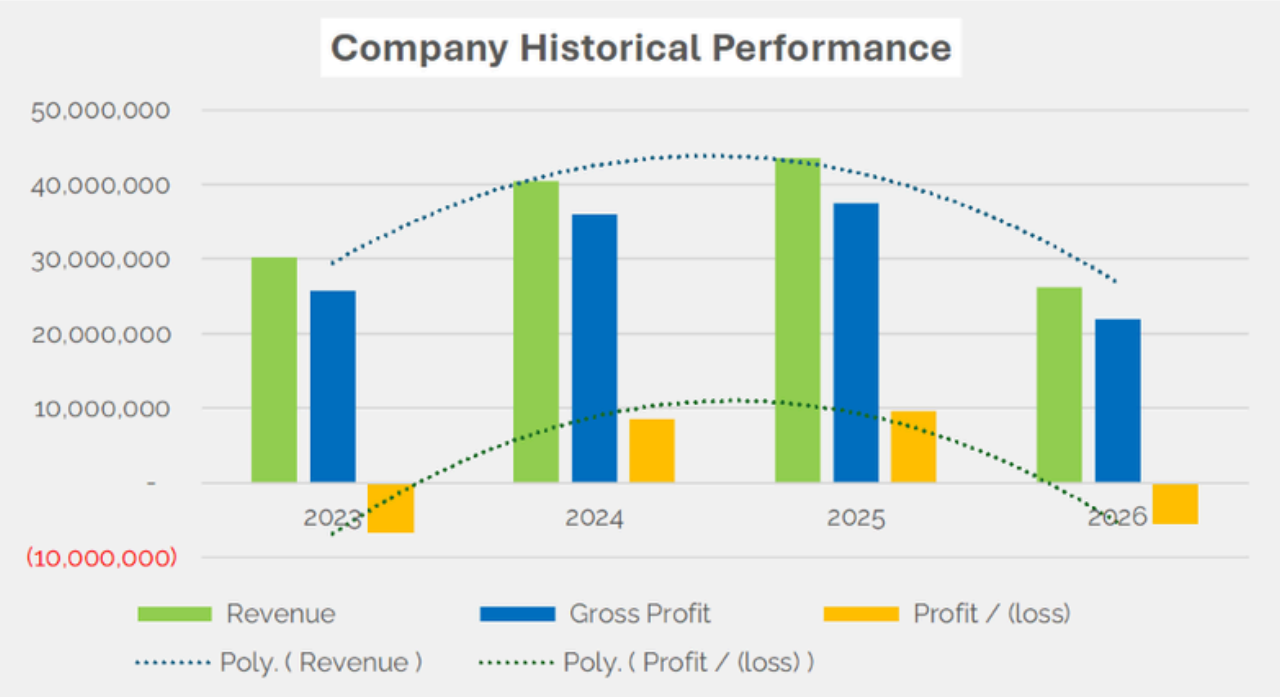


Figure 1: 2026 Performance Overview

Revenue

Revenue from contracts with customers declined by 52% ($17.6 million) in 2026. This was primarily driven by reductions in project and construction management fees of $7.4 million (55%), procurement management fees of $6.7 million (86%) and facilities management fees of $3.1 million (44%).

The decline in project and construction management fees reflected prolonged delays and cancellations arising from client funding constraints. Key projects affected included the new Trinidad and Tobago Meteorological Service Building, the National Water Sector Improvement Programme (WASA) and the Trinidad and Tobago Postal Corporation's legacy building refurbishment programme. The National Water Sector Transformation Programme, NIPDEC's flagship project in 2025, also generated $900k less revenue than anticipated due to underfunding.

The sharp reduction in procurement management fees was unexpected and largely attributable to the suspension of activities under the Programme for Upgrading Road Efficiency (PURE) Unit by the Ministry of Works and Infrastructure. The uncertainty surrounding the resumption of this programme presents a risk to one of NIPDEC's historically established revenue streams.

Facilities management fees were similarly affected by limited client funding for ad hoc projects, which generated more than $5.0 million in 2025 but only $2.1 million in 2026. However, maintenance services at the Wastewater Treatment Plant at Camp La Romain resumed during the year following their suspension in 2025.

Figure 2 illustrates the change in revenue distribution between 2026 and 2025.

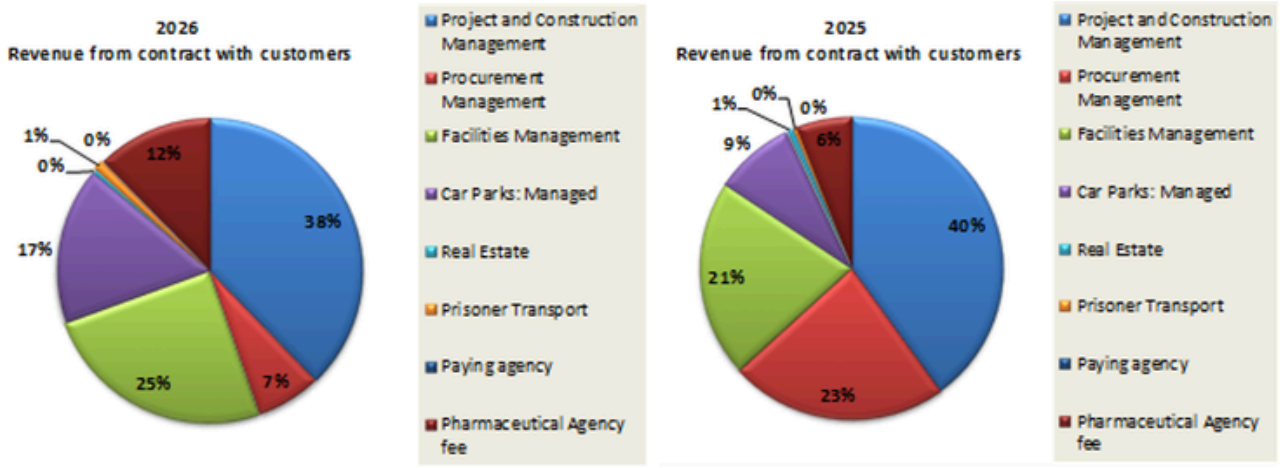


Figure 2: Comparative by Revenue Stream

Rental income increased by 1% ($91k) in 2026, reflecting a compound annual growth rate of 1.2% between 2021 and 2026. The increase was primarily driven by a 3% ($131k) rise in warehouse rental income and a 1% ($31k) increase in revenue from a company-owned car park.

Following a return to pre-COVID-19 levels in 2025, advertising revenue at the Edward Street Car Park declined by 17% ($71k) in 2026.

The revenue composition for rental income remained consistent year on year as depicted in Figure 3.

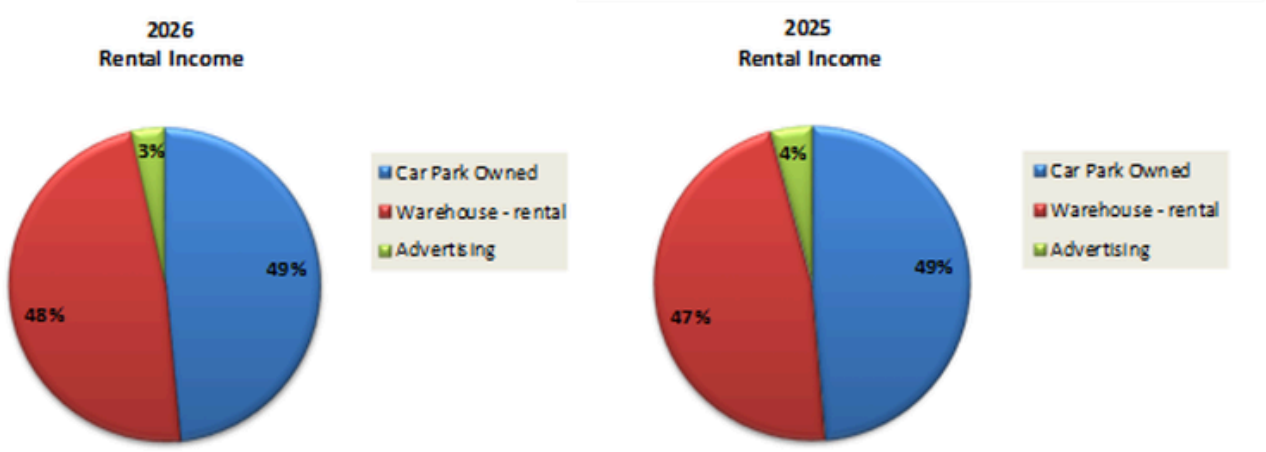


Figure 3: Comparative by Revenue Stream

Profitability

Delays and setbacks in planned projects during 2026 contributed to revenue falling below the level required to achieve profitability. Combined with higher staff costs and significant impairment provisions on receivables, this resulted in a loss of $9.8 million.

Despite this outcome, there were some positive developments. Other comprehensive income, comprising a $2.5 million gain from the re-measurement of the Company's defined benefit pension plan and a $65k gain on the revaluation of land and buildings, reduced the total comprehensive loss to $7.6 million. Although the fair value of investment securities declined by a further $399k, dividends from equity investments increased by 5% ($23k). Finance income also rose by 24% ($365k), reflecting increased interest earned on additional investments in Government of the Republic of Trinidad and Tobago (GORTT) bonds purchased during the year.

Gross margin declined by 2.6 percentage points, from 86.1% in 2025 to 83.5% in 2026. This reduction was largely attributable to lower revenue from project and construction management and procurement fees, which typically do not incur direct costs and therefore contribute positively to the Company's gross margin.

Total overheads increased by 17.6% ($5.1 million), rising from $28.7 million in 2025 to $33.8 million in 2026.

Figure 4 illustrates the trend in the Company's total overheads.

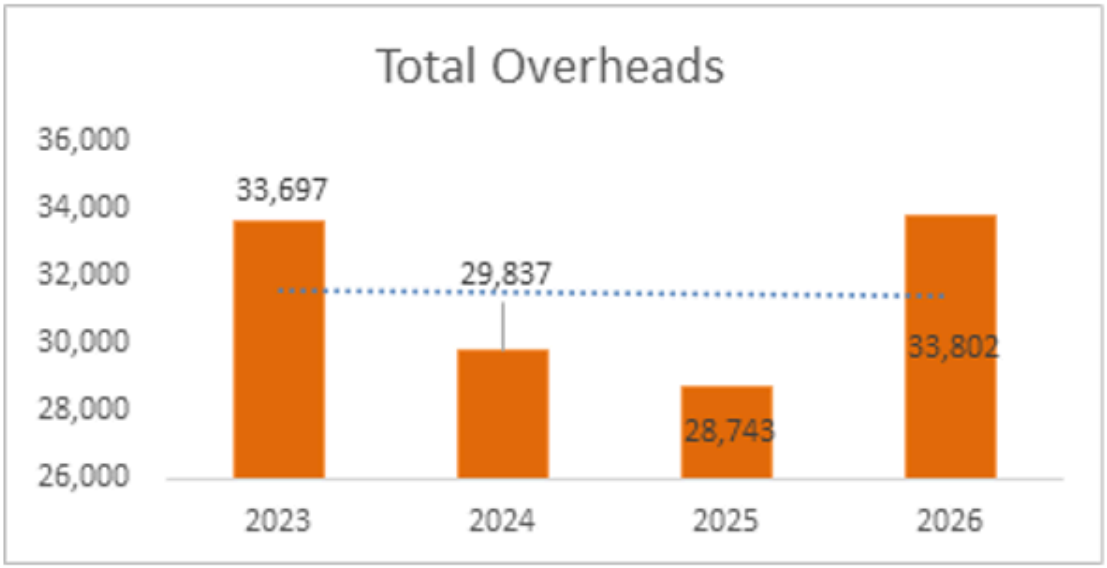


Figure 4: Total overheads four-year comparative *(thousands 000)*

The primary drivers of the increase in overheads in 2026 were staff costs and impairment losses on receivables. Staff costs rose by 6% ($1.2 million), reflecting salary increases and backpay arising from the settlement of negotiations with the Public Services Association (PSA) for the 2014–2016 period.

Figure 5 presents a four-year comparison of staff costs.

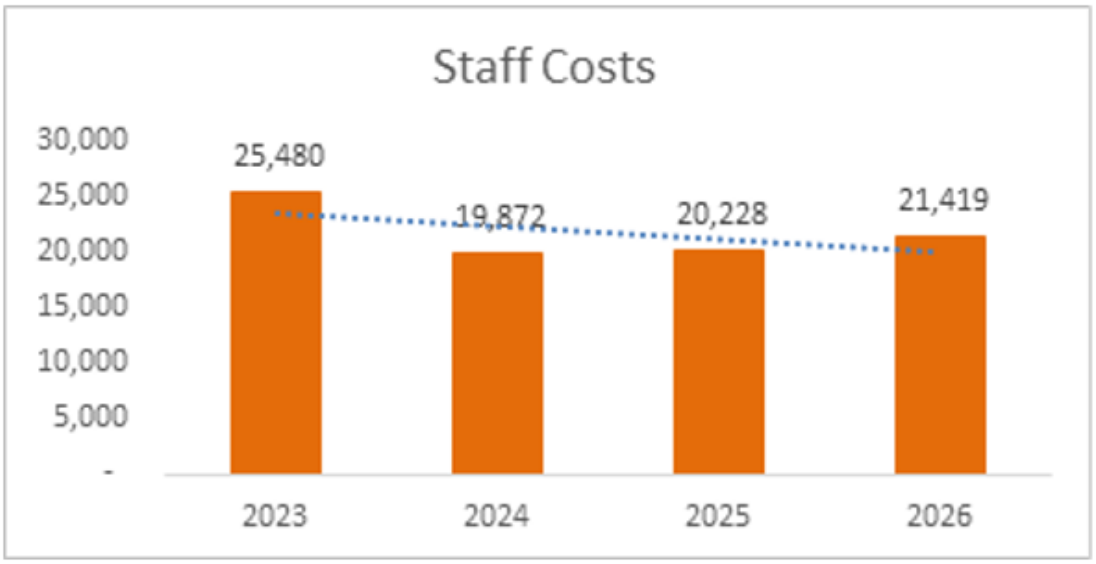


Figure 5: Staff cost 4-year comparative *(thousands 000)*

Impairment loss for 2026 amounted to $4.3 million, compared with a $996k reduction in the provision in 2025. During the year, reduced releases from the Consolidated Fund and the Infrastructure Development Fund contributed to delays in payments, causing receivables to age and attract higher default rates. This resulted in an increase in the impairment expense.

Figure 6 presents the four-year comparative.

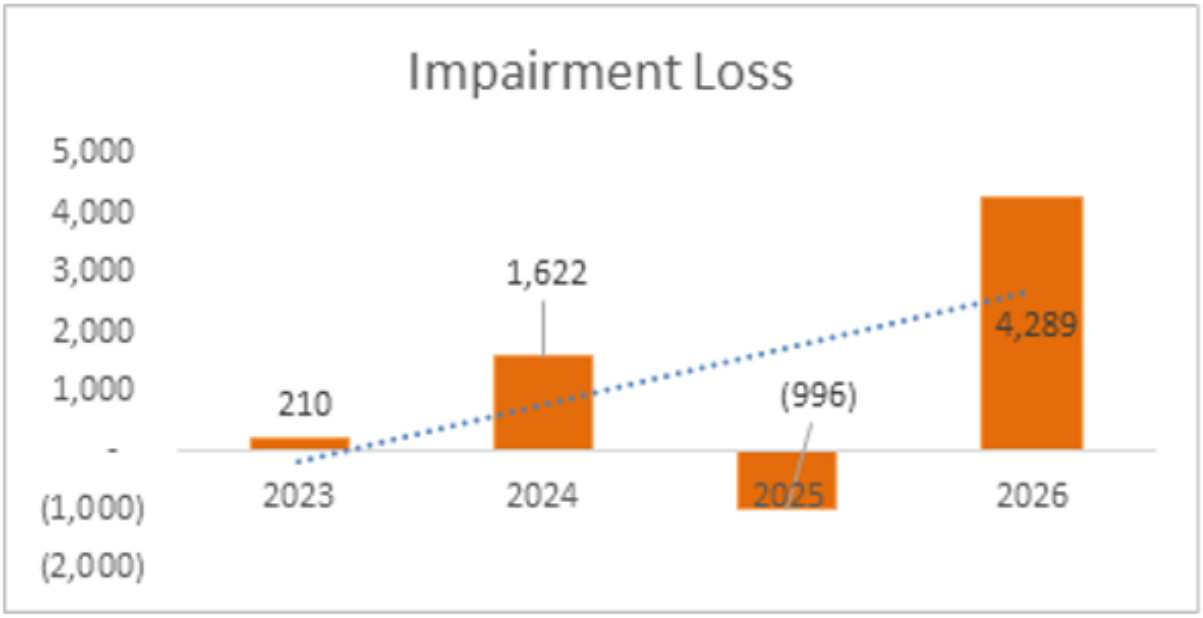


Figure 6: Impairment loss 4-year comparative *(thousands 000)*

Administration expenses decreased by 20%, or $943k, in 2026, largely due to lower professional fees, legal fees and subscription costs. Professional fees declined by $513k as two independent contractors previously engaged to support PURE and non-PURE projects within the Property Development Department were no longer required. Legal fees also decreased by $214k, despite ongoing litigation matters.

Figure 7 illustrates the four-year trend in administration costs.

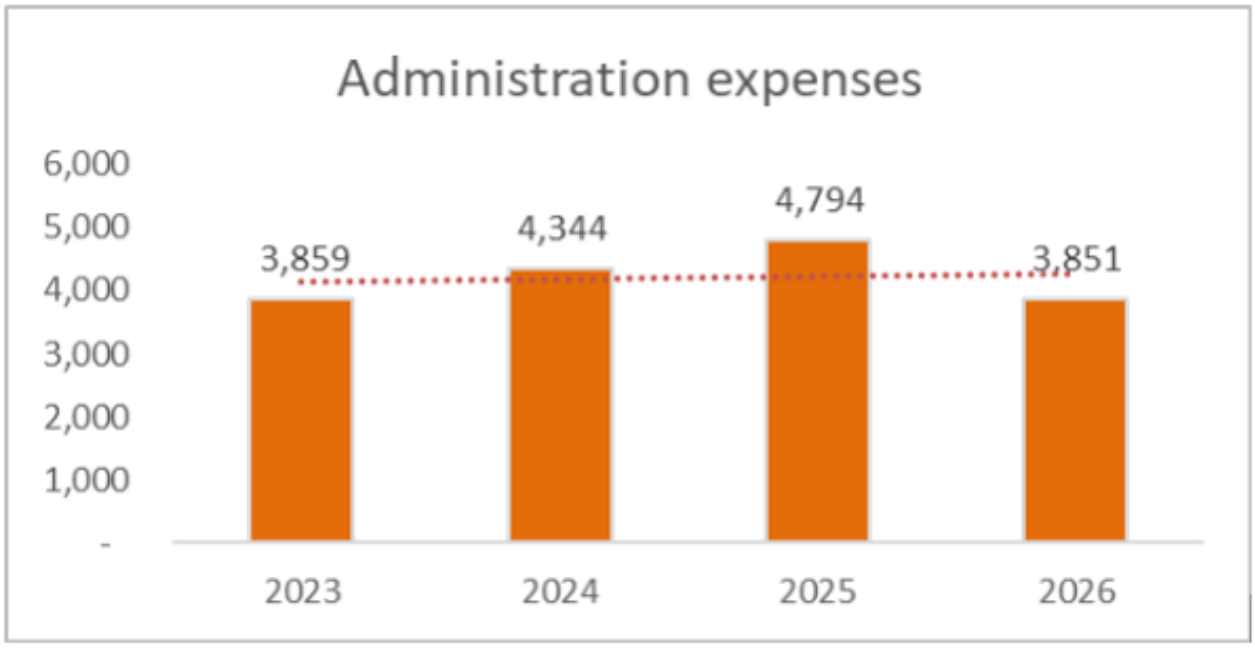


Figure 7: Administration expenses 4-year comparative *(thousands 000)*

Accommodation costs decreased by 5%, or $159k, compared with 2025. Property insurance expenses fell by 23%, or $245k, following the release of NIPDEC's obligations under the BOLT agreement in St. Lucia, which removed the requirement to insure the property. Repairs and maintenance costs for buildings, furniture and fixtures increased by 2%, or $23k, as some repairs were that were scheduled in 2025 were carried out in 2026.

Figure 8 provides a four-year comparison of accommodation costs.



Figure 8: Accommodation costs 4-year comparative *(thousands 000)*

Vehicle expenses decreased by a further 57.5%, or $23k, in 2026. This reduction was expected following the commencement of three-year leases for four vehicles in 2025.

Figure 9 illustrates the four-year trend in vehicle expenses.

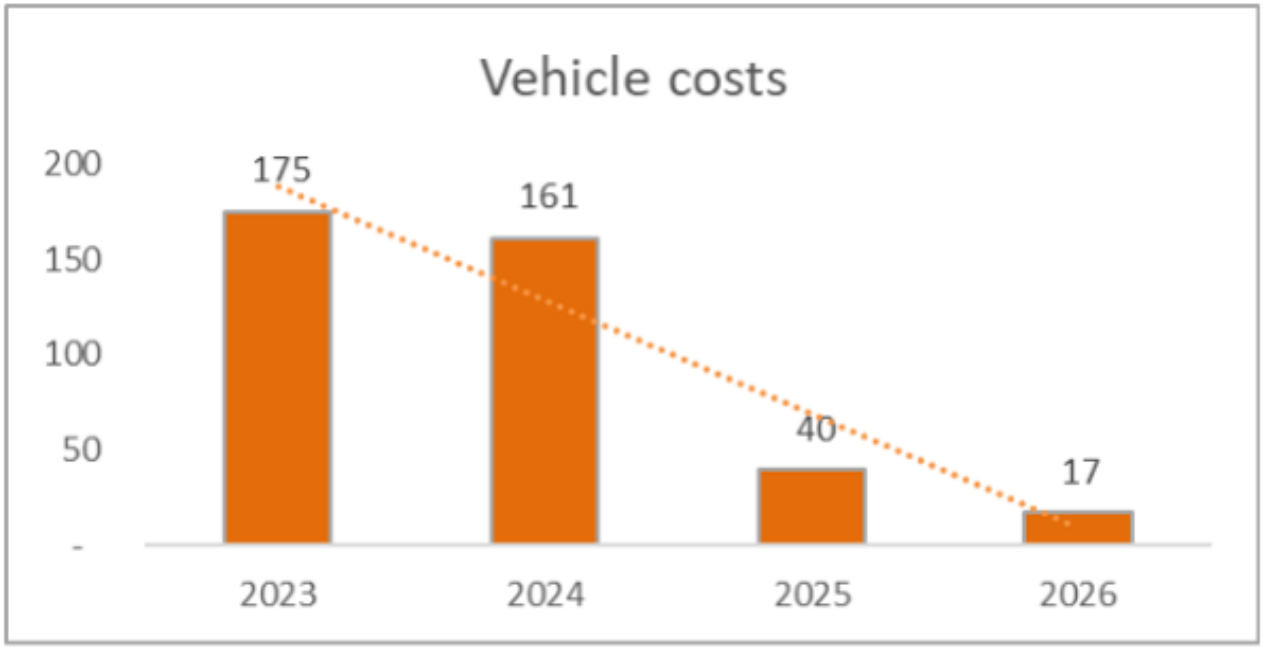


Figure 9: Vehicle costs 4-year comparative *(thousands 000)*

Financial Position

NIPDEC's total assets decreased by $416.4 million, or 24%, to $1.3 billion at the end of 2026. The decline was primarily driven by a reduction in current assets, while non-current assets increased by 13%, or $10.0 million.

Within non-current assets, defined benefit pension assets recorded a net gain of $2.5 million. This included a $3.4 million gain from an increase in the discount rate used to value the plan's liabilities, from 6.0% to 6.5%, and a $0.6 million gain from membership experience. These gains were partially offset by a $1.5 million loss due to lower-than-projected investment returns. Investment securities also increased by $8.5 million, reflecting the purchase of GORTT bonds earning annual interest of 4.7%.

As shown in Figure 10, total assets averaged approximately $1.4 billion over the past four years, indicating a relatively stable resource base.

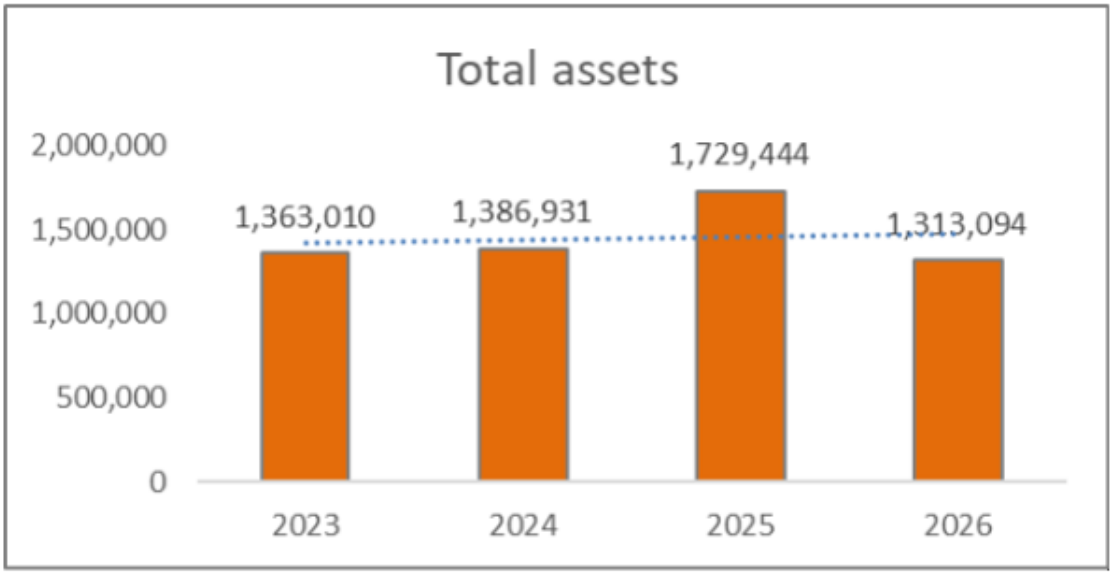


Figure 10: Total assets 4-year comparative *(thousands 000)*

Current assets declined by $426 million, or 26%, largely due to reductions in restricted cash and trade receivables. Restricted cash decreased by $159 million, or 33%, mainly due to payments made to contractors on behalf of the Ministry of Works and Infrastructure for roadworks under the PURE programme. Additionally, the Ministry of Finance sequestered the remaining $45.2 million from the PURE TT$500 million fixed-rate loan to support the Government's budgetary funding requirements for the remainder of the 2024/2025 fiscal year. Trade receivables decreased by $117.9 million, or 20%, primarily due to the settlement of outstanding Ministry of Health invoices for pharmaceutical supplies.

Cash at bank stood at $63.6 million at the end of June 2026, a decrease of $16.1 million, or 20%. Of this amount, $10.0 million was used to purchase GORTT bonds, while the balance supported working capital requirements during the financial year.

Current liabilities decreased by $405.7 million, or 28%. This reduction was driven by decreases in accounts payable and accruals of $293.1 million, or 28%; project advances of $101.1 million, or 27%; and contract liabilities of $6.3 million, or 32%. The decline in accounts payable and accruals primarily reflected the settlement of outstanding supplier invoices for pharmaceutical and non-pharmaceutical supplies. Project advances decreased as funds were applied to outstanding contractor invoices and the $45.2 million was returned to the Ministry of Finance. The reduction in contract liabilities reflected revenue recognised from project management services provided to government agencies and ministries, as well as fee adjustments associated with the return of the remaining balance of the TT$500 million fixed-rate loan.

NIPDEC's working capital decreased by $20.6 million, or 10%, to $179.2 million at the end of the 2026 financial year. However, the current ratio improved from 1.14 to 1.17, exceeding the four-year average of 1.15.

Figure 11 illustrates the trend in working capital at the end of the 2026 financial year.

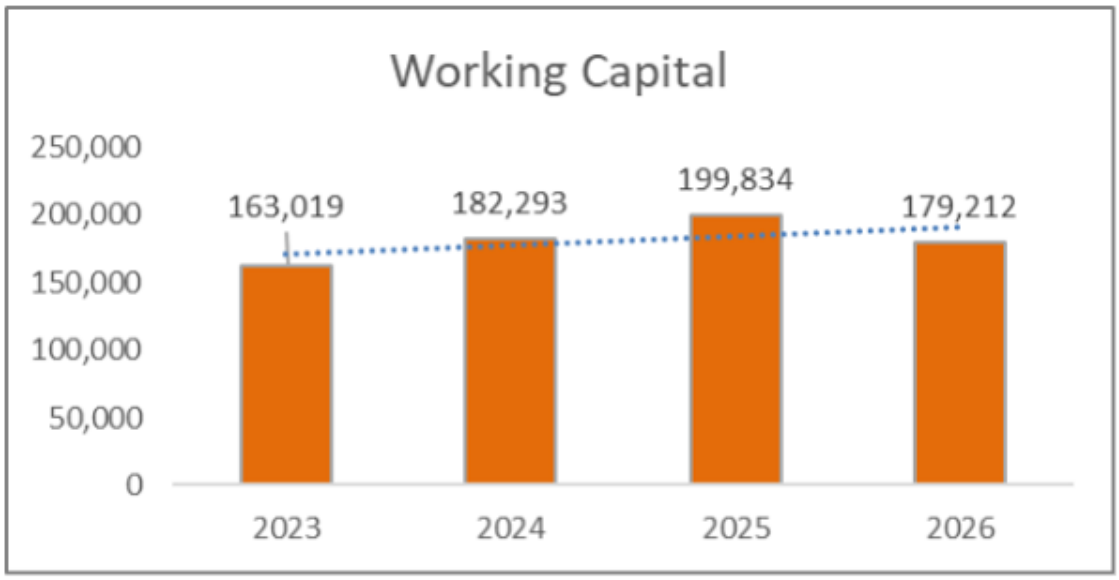


Figure 11: Working capital 4-year comparative *(thousands 000)*

Capital management improved the gearing ratio from 3.9 to 3.0, primarily due to a reduction in net debt from $884.4 million to $657.1 million. This decrease largely reflected the settlement of significant outstanding debts to pharmaceutical suppliers.

Despite the challenges and setbacks experienced in 2025/2026, Management remains optimistic about the outlook for 2026/2027 and beyond. The Strategic Plan was updated to reflect changing market conditions and guide the implementation of new initiatives to support the Company's continued growth and development.

Executive Team

- Vyas Ramphalie - General Manager
- Jabari Cozier - Head, Finance & Accounting
- Malisa Gilkes - Head, Human Resources
- Reyna Kowlessar - Company Secretary

Board of Directors



From L - R: Shurland John, Irshaad Andre Ali, Haimchan Ramdeo, Karrel Woods (Deputy Chairman), Vijay Gosyne (Chairman), Ravi Ramlogan, Dr. Lindon Sastri Maraj, Neela Maharaj & Satie Maniram-Khodai

THE NATIONAL INSURANCE PROPERTY DEVELOPMENT COMPANY LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

30 JUNE 2026

The better the question. The better the answer.
The better the world works.

Shape the future
with confidence

THE NATIONAL INSURANCE PROPERTY DEVELOPMENT COMPANY LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

CONTENTS **Page**

Statement of Management's Responsibilities	2
Independent Auditor's Report	3 – 5
Statement of Financial Position	6
Statements of Profit or Loss and Other Comprehensive Loss/(Income)	7
Statement of Changes in Equity	8
Statement of Cash Flows	9
Notes to Financial Statements	10 – 72

THE NATIONAL INSURANCE PROPERTY DEVELOPMENT COMPANY LIMITED

STATEMENT OF MANAGEMENT'S RESPONSIBILITIES

Management is responsible for the following:

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

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

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

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

General Manager
25 September 2026

Head Finance & Accounting
25 September 2026

Shape the future with confidence

Ernst & Young Services Limited
P.O. Box 158
5/7 Sweet Briar Road
St. Clair, Port of Spain
Trinidad

Tel: +1 868 628 1105
Fax: +1 868 622 1153
www.ey.com

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDER OF THE NATIONAL INSURANCE PROPERTY DEVELOPMENT COMPANY LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of The National Insurance Property Development Company Limited ("the Company"), which comprise the statement of financial position as at 30 June 2026 and the statement of profit or loss and other comprehensive (loss)/income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 30 June 2026 and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) as applicable to audits of public interest entities, together with ethical requirements that are relevant to audits of financial statements of public interest entities in Trinidad and Tobago. We have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information included in the Company's 2026 Annual Report

Other information consists of the information included in the Company's 2026 Annual Report, other than the financial statements and our auditor's report thereon. Management is responsible for the other information. The Company's 2026 Annual Report is expected to be made available to us after the date of this auditor's report.

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

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

The signature "EY" in this report represents only Ernst & Young Services Limited, a limited liability company established under the laws of Trinidad and Tobago.
The contents of this document are provided solely by Ernst & Young Services Limited and any liability arising therefrom is limited to Ernst & Young Services Limited.

Shape the future
with confidence

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDER OF THE NATIONAL INSURANCE PROPERTY DEVELOPMENT COMPANY LIMITED

Report on the Audit of the Financial Statements
(Continued)

Responsibilities of Management and the Audit Committee for the Financial Statements

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

In preparing the financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Audit Committee is responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.

The signature "EY" in this report represents only Ernst & Young Services Limited, a limited liability company established under the laws of Trinidad and Tobago.
The contents of this document are provided solely by Ernst & Young Services Limited and any liability arising therefrom is limited to Ernst & Young Services Limited.

Shape the future
with confidence

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDER OF THE NATIONAL INSURANCE PROPERTY DEVELOPMENT COMPANY LIMITED

Report on the Audit of the Financial Statements
(Continued)

Auditor's Responsibilities for the Audit of the Financial Statements
(Continued)

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

- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Audit Committee 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.



Port of Spain
TRINIDAD:
28 September 2026

The signature "EY" in this report represents only Ernst & Young Services Limited, a limited liability company established under the laws of Trinidad and Tobago.
The contents of this document are provided solely by Ernst & Young Services Limited and any liability arising therefrom is limited to Ernst & Young Services Limited.

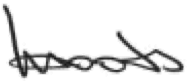
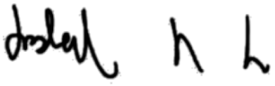
THE NATIONAL INSURANCE PROPERTY DEVELOPMENT COMPANY LIMITED

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2026
(Expressed in thousands of Trinidad and Tobago dollars)

ASSETS	Notes	2026	2025
Non-current assets			
Investment properties	5	39,100	39,100
Property, plant and equipment	6	15,869	16,074
Right-of-use asset	7(a)	2,566	3,359
Net employee defined benefit pension asset	8	19,556	17,070
Investment securities	10	9,569	1,089
Total non-current assets		86,660	76,692
Current assets			
Cash at bank and in hand	9 (a)	63,606	79,708
Restricted cash	9 (b)	326,447	485,491
Investment securities	10	8,081	8,388
Trade receivables	11	464,191	582,062
Other receivables and prepayments	11	320,263	444,639
Unbilled project costs	12	43,846	52,464
Total current assets		1,226,434	1,652,752
Total assets		**1,313,094**	**1,729,444**
EQUITY AND LIABILITIES			
Equity			
Stated capital	13	25,000	25,000
Property revaluation reserve	14	12,991	12,926
Investment revaluation reserve	15	(2,350)	(1,951)
Retained earnings		186,469	191,440
Total equity		222,110	227,415
Non-current liabilities			
Retention payable	16	41,695	46,262
Lease liabilities	7(b)	2,067	2,848
Total non-current liabilities		43,762	49,110
Current liabilities			
Accounts payable and accruals	16	757,302	1,050,438
Retention payable	16	4,892	1,957
Lease liabilities	7(b)	797	813
Contract liabilities	17	13,400	19,675
Advance project billings	18	1,504	9,578
Project advances	19	269,327	370,458
Total current liabilities		1,047,222	1,452,919
Total equity and liabilities		**1,313,094**	**1,729,444**

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

On 25 September 2026, the Board of Directors of the National Insurance Property Development Company Limited authorised these financial statements for issue and signed on its behalf by:

Director:  Director: 

THE NATIONAL INSURANCE PROPERTY DEVELOPMENT COMPANY LIMITED

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE (LOSS)/INCOME
FOR THE YEAR ENDED 30 JUNE 2026
(Expressed in thousands of Trinidad and Tobago dollars)

	Notes	2026	2025
Revenue from contracts with customers	20	16,269	33,842
Rental income	21	9,860	9,769
Revenue		26,129	43,611
Direct costs incurred	22	(4,302)	(6,079)
Gross profit		21,827	37,532
Staff costs	23	(21,419)	(20,228)
Administration expenses	24	(3,851)	(4,794)
Accommodation costs	25	(3,290)	(3,449)
(Impairment)/reversal of provision on financial assets	11	(4,289)	996
Depreciation	6,7	(1,289)	(1,263)
Vehicle expenses	26	(17)	(40)
Other gains – net	27	353	35
Operating (loss)/profit		**(11,975)**	**8,789**
Finance costs	28	(131)	(157)
Finance income	29	1,891	1,526
Other income	30	449	426
(Loss)/profit for the year		**(9,766)**	**10,584**
Other comprehensive income/(loss):			
Items that will not be reclassified subsequently to profit or loss:			
Gain on revaluation of land and buildings	6	65	497
Gain/(loss) on re-measurement of defined benefit plan	8(g)	2,485	(3,601)
Net change in fair value on equity instrument designated as fair value through other comprehensive income	10	(307)	(387)
		2,243	(3,491)
Items that may be reclassified subsequently to profit or loss:			
Net change in fair value on debt instruments measured at FVOCI	10	(92)	(39)
		(92)	(39)
Other comprehensive income/(loss) for the year		2,151	(3,530)
Total comprehensive (loss)/income for the year		**(7,615)**	**7,054**

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

THE NATIONAL INSURANCE PROPERTY DEVELOPMENT COMPANY LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2026
(Expressed in thousands of Trinidad and Tobago dollars)

	Stated capital	Property revaluation reserve	Investment revaluation reserve	Retained earnings	Total Equity
Balance as at 1 July 2025	**25,000**	**12,926**	**(1,951)**	**191,440**	**227,415**
Loss for the year				(9,766)	(9,766)
Other comprehensive income/(loss)	–	65	(399)	2,485	2,151
Total comprehensive income/(loss) for the year	–	65	(399)	(7,281)	(7,615)
Other reserve movements (Note 13)	–	–	–	2,310	2,310
Balance as at 30 June 2026	**25,000**	**12,991**	**(2,350)**	**186,469**	**222,110**

	Stated capital	Property revaluation reserve	Investment revaluation reserve	Retained earnings	Total Equity
Balance as at 1 July 2024	**25,000**	**12,429**	**(1,525)**	**185,457**	**221,361**
Profit for the year				10,584	10,584
Other comprehensive income/(loss)	–	497	(426)	(3,601)	(3,530)
Total comprehensive income for the year	–	497	(426)	6,983	7,054
Dividends (Note 37)	–	–	–	(1,000)	(1,000)
Balance as at 30 June 2025	**25,000**	**12,926**	**(1,951)**	**191,440**	**227,415**

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

THE NATIONAL INSURANCE PROPERTY DEVELOPMENT COMPANY LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2026
(Expressed in thousands of Trinidad and Tobago dollars)

	2026	2025
Cash flows from operating activities		
(Loss)/profit for the year	(9,766)	10,584
Adjustments for:		
Depreciation (Notes 6 & 7)	1,289	1,263
Defined benefit pension expense (Note 8 (f))	493	516
Finance costs (lease accretion) (Note 7)	131	157
Change in expected credit loss (Note 11)	4,289	(996)
Dividends received from investments (Note 30)	(449)	(426)
Transactions through equity	2,310	–
Net foreign exchange differences	(10)	(66)
	(1,713)	11,032
Changes in working capital:		
Decrease/(increase) in unbilled project costs	8,618	(1,484)
Decrease/(increase) in accounts receivable and prepayments	237,958	(202,220)
(Decrease)/increase in retention payable	(1,633)	5,357
(Decrease)/increase in accounts payable and accruals	(293,136)	169,771
(Decrease)/increase in contract liabilities	(6,275)	7,402
(Decrease)/increase in advance project billings	(8,074)	3,812
(Decrease)/increase project advances	(101,131)	149,836
Decrease/(increase) in certificate of deposit (restricted cash)	25,466	(466)
Cash (used in)/generated from operations	(139,920)	143,040
Contributions paid (Note 8(h))	(494)	(312)
Net cash flows (used in)/from operating activities	(140,414)	142,728
Cash flows from investing activities		
Purchase of property, plant and equipment (Note 6)	(226)	(447)
Dividends received from investments	449	426
Proceeds from repayment of bond investment	1,429	–
Purchase of bond investment	(10,000)	–
Net cash used in investing activities	(8,348)	(21)
Cash flows from financing activities		
Lease payments (Note 7)	(928)	(970)
Dividends paid	–	(1,000)
Net cash used in financing activities	(928)	(1,970)
Net (decrease)/increase in cash and cash equivalents	(149,690)	140,737
Net foreign exchange differences	10	66
Cash and cash equivalents at the beginning of the year	539,733	398,930
Cash and cash equivalents at the end of the year	**390,053**	**539,733**
Cash and cash equivalents comprise:		
Cash at bank and in hand (Note 9 (a))	**63,606**	**79,708**
Restricted cash (Note 9 (c))	**326,447**	**460,025**
	390,053	**539,733**

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

1. Incorporation and principal activities

The National Insurance Property Development Company Limited (‘NIPDEC’ or the 'Company') is incorporated in the Republic of Trinidad and Tobago and is a 100% owned subsidiary of the National Insurance Board of Trinidad and Tobago (‘NIBTT’) which was incorporated under Act No. 35 of 1971 (The National Insurance Act). NIPDEC’s registered office is located at 56-60 St. Vincent Street, Port of Spain, Trinidad, West Indies. The principal activities of NIPDEC are:

a) Providing project management services on various major construction projects to its clients, which include large state enterprises and the Government of the Republic of Trinidad and Tobago ('GORTT') so as to ensure these projects are successfully completed on time and within budget from project conception to completion.

b) Engaging in commercial services including maintenance and rental of buildings and car parks, acting as a receipt agent for mortgage portfolios and procurement of miscellaneous items for the GORTT.

c) Managing, on behalf of the Ministry of Health, the procurement, storage and distribution of pharmaceutical and non-pharmaceutical medical supplies to various health care facilities in Trinidad and Tobago, which are operated by the Regional Health Authorities.

2. Application of new, revised and amended IFRS Accounting Standards

2.1 Amendments to IFRS Accounting Standards and new interpretations that are mandatorily effective for the current year

Amendments to IAS 21: The effects of Changes in Foreign Exchanges Rates

The amendments in Lack of Exchangeability (Amendments to IAS 21) amend IAS 21 to:

- Specify when a currency is exchangeable into another currency and when it is not;
- Specify how an entity determines the exchange rate to apply when a currency is not exchangeable;
- Require the disclosure of additional information when a currency is not exchangeable.

An entity applies the amendments for annual reporting periods beginning on or after 1 January 2025.

The amendments had no impact on the Company’s financial statements.

2. Application of new, revised and amended IFRS Accounting Standards (continued)

2.2 New and revised IFRS Accounting Standards in issue but not yet effective

The standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company intends to adopt these standards, if applicable, when they become effective.

Classification and Measurement of Financial Instruments - Amendments to IFRS 9 and IFRS 7

In May 2024, the Board issued Amendments to the Classification and Measurement of Financial Instruments *(Amendments to IFRS 9 and IFRS 7),* which:

- Clarifies that a financial liability is derecognised on the 'settlement date', i.e., when the related obligation is discharged, cancelled, expires or the liability otherwise qualifies for derecognition. It also introduces an accounting policy option to derecognise financial liabilities that are settled through an electronic payment system before settlement date if certain conditions are met
- Clarified how to assess the contractual cash flow characteristics of financial assets that include environmental, social and governance (ESC)-linked features and other similar contingent features
- Clarifies the treatment of non-recourse assets and contractually linked instruments
- Requires additional disclosures in IFRS 7 for financial assets and liabilities with contractual terms that reference a contingent event (including those that are ESG-linked), and equity instruments classified at fair value through other comprehensive income

The publication of the amendments concludes the classification and measurement phase of the IASB's post implementation review (PIR) of IFRS 9.

The amendments will be effective for annual reporting periods beginning on or after 1 January 2026. Entities can early adopt the amendments that relate to the classification of financial assets plus the related disclosures and apply the other amendments later.

The new requirements will be applied retrospectively with an adjustment to opening retained earnings. Prior periods are not required to be restated and can only be restated without using hindsight. An entity is required to disclose information about financial assets that change their measurement category due to the amendments.

The Company is currently assessing the impact the amendments will have on the current practice.

2. Application of new, revised and amended IFRS Accounting Standards (continued)

2.2 New and revised IFRS Accounting Standards in issue but not yet effective (continued)

IFRS 18 - Presentation and Disclosure in Financial Statements

In April 2024, the Board issued IFRS 18 *Presentation and Disclosure in Financial Statements* which replaces IAS 1 *Presentation of Financial Statements*. IFRS 18 introduces new categories and subtotals in the statement of profit or loss. It also requires disclosure of management-defined performance measures (as defined) and includes new requirements for the location, aggregation and disaggregation of financial information.

IFRS 18, and the amendments to the other accounting standards, is effective for reporting periods beginning on or after 1 January 2027 and will apply retrospectively. Early adoption is permitted and must be disclosed.

The Company is currently assessing the impact the amendments will have on the current practice.

IFRS 19 - Subsidiaries without Public Accountability: Disclosures

In May 2024, the Board issued IFRS 19 *Subsidiaries without Public Accountability:* Disclosures (IFRS 19), which allows eligible entities to elect to apply reduced disclosure requirements while still applying the recognition, measurement and presentation requirements in other IFRS accounting standards. Unless otherwise specified, eligible entities that elect to apply IFRS 19 will not need to apply the disclosure requirements in other IFRS accounting standards.

An entity applying IFRS 19 is required to disclose that fact as part of its general IFRS accounting standards compliance statement. IFRS 19 requires an entity whose financial statements comply with IFRS accounting standards including IFRS 19 to make an explicit and unreserved statement of such compliance.

IFRS 19 is effective for reporting periods beginning on or after 1 January 2027 and earlier adoption is permitted.

The Company is currently assessing the impact the amendments will have on the current practice.

2. Application of new, revised and amended IFRS Accounting Standards (continued)

2.2 New and revised IFRS Accounting Standards in issue but not yet effective (continued)

Amendments to the Fair Value Option for Investments in Associates and Joint Ventures (Amendments to IAS 28)

In June 2026 the Board issued targeted amendments to IAS 28 *Investments in Associates and Joint Ventures*. These updates clarify and extend the fair value option for measuring investments in associates and joint ventures. They remove ambiguity and align rules ahead of the mandatory adoption of IFRS 18 *Presentation and Disclosure in Financial Statements.*

The amendments explicitly state that any company whose main business activity is investing in specific asset types (defined by IFRS 18) can choose the fair value option.

An entity applies the amendments at the same time and on the same basis as it applies IFRS 18 *Presentation and Disclosure in Financial Statements.*

Annual improvements to IFRS – Volume 11.

Annual improvements are limited to changes that either clarify the wording in an Accounting Standard or correct relatively minor unintended consequences, oversights or conflicts between the requirements in the Accounting Standards.

The 2024 amendments are to the following standards:

IFRS 1: Hedge accounting by a first-time adopter
IFRS 7: Gain or loss on derecognition
IFRS 7: Disclosure of deferred difference between fair value and transaction price
IFRS 7: Introduction and credit risk disclosures
IFRS 9: Lessee derecognition of lease liabilities
IFRS 9: Transaction price
IFRS 10: Determination of a ‘de facto agent’
IAS 7: Cost method

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

3. Basis of preparation

a) Basis of Accounting

These financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB) and on the basis that it will continue to operate as a going concern. The Company's management has assessed its ability to continue as a going concern and is satisfied that it has the resources to continue in business for the foreseeable future.

b) Basis of Measurement

These financial statements have been prepared on the historical cost basis, except for the measurement at fair value of investment securities, investment properties and land and buildings. Net benefit asset is recognised at fair value of plan assets less the present value of the defined benefit obligation.

c) Functional and presentation currency

These financial statements are presented in Trinidad and Tobago dollars, which is NIPDEC's functional and presentation currency and represents the currency of the primary economic environment in which the Company operates. Amounts are expressed in thousands of Trinidad and Tobago dollars unless otherwise stated.

d) Use of estimates and judgements

The preparation of financial statements in conformity with IFRS Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

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

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are described below:

3. Basis of preparation (continued)

d. Use of estimates and judgements (continued)

i) Expected credit losses

Judgment is required in determining level of allowance for doubtful debts considered to be adequate to provide for potentially uncollectible receivables. The level of this allowance is evaluated by management based on a number of factors such as the payment behaviour of customers, known market factors and status of receivables. The amount and timing of recorded expenses for any period would differ if management used different judgments or estimates.

The Company regularly reviews its internal models in the context of actual loss experience and adjusts when necessary. The carrying amounts of expected credit loss allowance on financial assets are disclosed in Note 11.

ii) Fair value of investment property and freehold land and building

Determining the fair value of investment property requires significant management judgement and estimation. The valuation is sensitive to assumptions regarding market conditions, including estimated rental income, vacancy rates, capitalization rates, discount rates and comparable market evidence. Given the significance of the investment property balance, changes in these assumptions could result in a material adjustment to the reported fair value in future reporting periods. Independent external valuers are engaged to assist management in determining fair values. The most significant inputs used in the valuation are disclosed in Note 5. Where significant unobservable inputs are used, the fair value measurements are classified within Level 3 of the fair value hierarchy.

iii) Judgements

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements.

3. Basis of preparation (continued)

d. Use of estimates and judgements (continued)

iv) Leases

Determining the lease term of contracts with renewal and termination options - Company as lessee

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

Estimating the incremental borrowing rate

If the Company cannot readily determine the interest rate implicit in the lease, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Company 'would have to pay', which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary's functional currency). The Company estimates the IBR using observable inputs (such as market interest rates) when available.

v) Post-employment benefit obligations

The present value of the pension and other post-employment benefit obligations depends on a number of factors that are determined on an actuarial basis using a number of assumptions. The assumptions used in determining the net cost (or income) for post-employment benefits include the discount rate. Any changes in these assumptions will impact the carrying amount of post-employment benefit obligations. The Company determines the appropriate discount rate at the end of each year.

This is the interest rate that should be used to determine the present value of estimated future cash outflows expected to be required to settle the post-employment benefit obligations. In determining the appropriate discount rate, the Company considers the interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid and that have terms to maturity approximating the terms of the related obligation. Other key assumptions for post-employment benefit obligations are based in part on current market conditions. Sensitivity disclosures in relation to changes in assumptions are disclosed in Note 8.

3. Basis of preparation (continued)

d. Use of estimates and judgements (continued)

vi) Principal versus agent assessment

The Company enters into a number of arrangements under which it provides procurement management, project management, paying agency, pharmaceutical distribution and other administrative services to Government ministries and agencies.

Management applies significant judgment in determining whether the Company acts as principal or agent in these arrangements. This assessment affects whether revenue is recognised on a gross basis for the value of goods and services provided or on a net basis for the fee or commission earned by the Company.

In performing this assessment, management considers the substance of each arrangement, including which party controls the specified goods or services before transfer to the end customer, which party bears inventory and performance risk, whether the Company has discretion in setting prices and whether the Company is primarily responsible for fulfilling the contractual promise.

For a significant portion of the Company's procurement, project administration, paying agency and pharmaceutical distribution activities, the Company acts as an agent because it facilitates transactions on behalf of Government ministries and agencies and does not obtain control of the underlying goods or services before they are transferred to the customer. Accordingly, revenue is recognised only for the management fee, commission or service fee earned by the Company, while amounts paid to contractors and suppliers are excluded from revenue.

4. Summary of material accounting policies

a) Foreign currency transactions

Foreign currency transactions are translated into the functional/presentation currency of Trinidad and Tobago dollars using the exchange rates prevailing at the dates of the transactions. Foreign currency exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary items denominated in foreign currencies are recognised in profit or loss of the financial year in which they arise. Monetary items denominated in foreign currencies are translated to the presentation currency using rates existing at year end. Non-monetary items that are denominated in foreign currencies are translated to the presentation currency using rates prevailing at the date when the transaction occurred.

b) Investment properties

Investment properties consist of buildings, warehouses, car parks and land held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business or for administrative purposes. Investment properties are measured at cost on initial recognition and subsequently at fair value with any gain or losses therein recognised in the statement of profit or loss. Fair values are based on market conditions at the reporting date.

To determine fair values, independent valuators perform assessments every year.

An investment property is derecognised upon disposal i.e. at the date the recipient obtains control or when the investment property is permanently withdrawn from use or no future economic benefits are expected from disposal. Any gain or loss arising on derecognition of the property is included in the statement of profit or loss in the financial year in which the property is derecognised.

4. Summary of material accounting policies (continued)

c) Property, plant and equipment

(i) Owned assets

Property, plant and equipment is stated at cost less accumulated depreciation and impairment losses (see accounting policy 4(e)) except for freehold land and buildings which are stated at revalued amounts being the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent impairment losses. Revaluations are performed with sufficient regularity such that the carrying amounts do not differ materially from those that would be determined using fair values at the end of each reporting period.

NIPDEC recognises in the carrying amount of an item of property, plant and equipment, the cost of replacing part of such an item when that cost is incurred, if it is probable that the future economic benefits embodied with the item will flow to NIPDEC and the cost of the item can be measured reliably. All other costs are recognised in profit or loss as an expense as incurred.

(ii) Revalued asset

A revaluation surplus is recognised in OCI and credited to the property revaluation reserve in equity. However, to the extent that it reverses a revaluation deficit of the same asset previously recognised in profit or loss, the increase is recognised in profit or loss. A revaluation deficit is recognised in profit, or loss except to the extent that it offsets an existing surplus of the same asset recognised in the property revaluation reserve.

Accumulated depreciation, as at the revaluation date, is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset. Upon disposal, any revaluation surplus relating to the particular asset being sold is transferred to retained earnings.

4. Summary of material accounting policies (continued)

c) Property, plant and equipment (continued)

(iii) Depreciation

Freehold land is not depreciated. Property, plant and equipment is depreciated on a straight-line basis to write off the cost of each asset to its residual value over its estimated useful life as follows:

Class name	**Depreciation rate range**
Freehold land	0%
Freehold building	2%-20%
Fixture and fittings and plant and machinery	12.5%-25%
Office and Computer equipment	20%-33 1/3%
Computer software	33 1/3%
Motor vehicles	10%-25%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, 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.

(iv) Disposal

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

4. Summary of material accounting policies (continued)

d) Impairment of financial assets

Further disclosures relating to impairment of financial assets are also provided in the following notes:

- Disclosures for significant assumptions
- Investment securities (Note 10)
- Trade receivables, including contract assets (Note 11)

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

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

Cash and cash equivalents that are held by the Company are managed by reputable financial institutions operating within a stable economic environment. Therefore, ECL is assessed as insignificant.

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

For debt instruments at fair value through OCI, the Company applies the low credit risk simplification. At every reporting date, the Company evaluates whether the debt instrument is considered to have low credit risk using all reasonable and supportable information that is available without undue cost or effort. In making that evaluation, the Company reassesses the internal credit rating of the debt instrument. In addition, the Company considers that there has been a significant increase in credit risk when contractual payments are more than 30 days past due.

The Company considers a financial asset in default when contractual payments are 3 years past due for debt relating to public customers. For private customers the financial asset is in default when the debt is written off. However, in certain cases, the Company may also consider a financial asset to be in default when internal or external information indicates that the Company is unlikely to receive the outstanding contractual amounts in full before considering any credit enhancements held by the Company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

4. Summary of material accounting policies (continued)

e) Impairment of non-financial assets

At each reporting date, an assessment is done as to whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or Cash Generating Unit (CGU's) fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate or an equivalent post tax rate on post tax cash flows which approximate the tax discount results, which reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are considered. If no such transactions can be identified, an appropriate valuation model is used.

f) Net employee defined benefit pension asset and other employee benefits

(i) Retirement benefit costs and termination benefits

NIPDEC operates a defined pension benefit plan which covers all permanent employees and requires contributions to be made to a separately administered fund. The cost of providing benefits is determined by using the projected unit credit method with actuarial valuations being carried out at the end of each annual reporting period. In accordance with IAS 19 *Employee Benefits*, remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on the Plan assets (excluding interest) are reflected immediately in the statement of financial position with a charge or credit recognised in other comprehensive income-in the period in which they occur. Past service cost is recognised in profit or loss in the year of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

a) service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
b) net interest expense or income; and
c) remeasurement.

4. Summary of material accounting policies (continued)

f) Net employee defined benefit pension asset and other employee benefits (continued)

(ii) Short-term and other long-term employee benefits

A liability is recognised for benefits accruing to employees in respect of wages, salaries and annual leave in the period the related service is rendered at the undiscounted amount of the benefits expected to be paid in exchange for that service. Liabilities recognised in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service. Liabilities recognised in respect of other long-term employee benefits are measured at the present value of the estimated future cash flows expected to be made by the Company in respect of services provided by employees up to the reporting date.

(iii) Contributions from employees or third parties to defined benefit plan

Discretionary contributions made by employees or third parties reduce service cost upon payment of these contributions to the plan. When the formal terms of the plan specify that there will be contributions from employees or third parties, the accounting depends on whether the contributions are linked to service as follows:

a) If the contributions are not linked to services, they are reflected in the remeasurement of the net defined benefit liability/(asset).
b) If contributions are linked to service, they reduce service costs.

g) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(i) Financial asset

Date of recognition
Financial assets and liabilities are initially recognised on the trade date, i.e., the date that the Company becomes a party to the contractual provisions of the instrument. This includes regular way trades: purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place.

Initial and subsequent measurement of financial instruments
The classification of financial instruments at initial recognition depends on their contractual terms and the business model for managing the instruments, as described below. Financial instruments are initially measured at their fair value (as defined in Note 32, except in the case of financial assets and financial liabilities recorded at FVPL, transaction costs are added to, or subtracted from, this amount. Trade receivables are measured at the transaction price.

4. Summary of material accounting policies (continued)

g) Financial instruments (continued)

(i) Financial asset (continued)

Initial and subsequent measurement of financial instruments (continued)
The Company classifies all its financial assets based on the business model for managing the assets and the asset's contractual terms, measured at either amortised cost, FVOCI or FVPL, as explained below.

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

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

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

The Company's financial assets at amortised cost includes cash and cash equivalents, trade receivables, other receivables and unbilled project costs.

Financial assets at fair value through OCI (debt instruments)
For debt instruments at fair value through OCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognised in the statement of profit or loss and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in OCI. Upon derecognition, the cumulative fair value change recognised in OCI is recycled to profit or loss.

The Company's debt instruments at fair value through OCI includes investments in quoted debt instruments included under other non-current financial assets.

Financial assets designated at fair value through OCI (equity instruments)
Upon initial recognition, the Company can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under *IAS 32 Financial Instruments: Presentation* and are not held for trading. The classification is determined on an instrument-by-instrument basis.

4. Summary of material accounting policies (continued)

g) Financial instruments (continued)

(i) Financial asset (continued)

Financial assets designated at fair value through OCI (equity instruments) (continued)
Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognised as other income in the statement of profit or loss when the right of payment has been established, except when the Company benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

The Company elected to classify irrevocably its listed equity investments in this category.

Financial assets at fair value through profit or loss
Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

Financial assets in this category are those that are not held for trading and have been either designated by management upon initial recognition or are mandatorily required to be measured at fair value under IFRS 9. Management only designates an instrument at FVPL upon initial recognition when the following criteria is met. Such designation is determined on an instrument-by-instrument basis:

- The designation eliminates, or significantly reduces, the inconsistent treatment that would otherwise arise from measuring the assets or recognising gains or losses on them on a different basis.

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

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

Or

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

4. Summary of material accounting policies (continued)

g) Financial instruments (continued)

(i) Financial asset (continued)

Derecognition (continued)
The Company does not reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Company acquires, disposes of, or terminates a business line.

Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all the following three conditions are met:

- The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates
- The Company cannot sell or pledge the original asset other than as security to the eventual recipients
- The Company must remit any cash flows it collects on behalf of the eventual recipients without material delay. In addition, the Company is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- The Company has transferred substantially all the risks and rewards of the asset; or
- The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and can exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Company has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Company’s continuing involvement, in which case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration the Company could be required to pay.

4. Summary of material accounting policies (continued)

g) Financial instruments (continued)

(i) Financial asset (continued)

Derecognition (continued)
If continuing involvement takes the form of a written or purchased option (or both) on the transferred asset, the continuing involvement is measured at the value the Company would be required to pay upon repurchase. In the case of a written put option on an asset that is measured at fair value, the extent of the entity's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price.

(ii) Financial liabilities

Initial recognition and measurement
Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, and in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent measurement

For purposes of subsequent measurement, financial liabilities are classified in two categories:

- Financial liabilities at fair value through profit or loss
- Financial liabilities at amortised cost

The Company’s financial liabilities include trade and other payables, retention payable, project advances, contract liabilities and lease liabilities and are measured at amortised cost

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

4. Summary of material accounting policies (continued)

h) Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period in exchange for consideration.

Company as a lessee
The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

i) Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received.

Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Leasehold land	30 years
Leasehold building	10 years
Other assets	3 to 5 years

The right-of-use assets are also subject to impairment. Refer to the accounting policies in Note 4 e) Impairment of non-financial assets.

4. Summary of material accounting policies (continued)

h) Leases (continued)

Company as a lessee (continued)

ii) Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate.

Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

iii) Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases of motor vehicles, machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

4. Summary of material accounting policies (continued)

h) Leases (continued)

Company as a lessor
Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

i) Cash and cash equivalents

Cash and cash equivalents comprise (i) cash at bank and in hand and (ii) restricted cash with original maturities of three (3) months or less. Cash and short-term deposits are short-term liquid investments with balances that are readily convertible into known amounts of cash without notice.

Restricted cash represents monies received by the Company to be utilised specifically for completion of several projects on behalf of the GORTT. The amount of restricted cash is sourced from debt instruments (bonds and loans) and monies received directly from administrative offices of the GORTT.

j) Trade and other receivables

Trade and other receivables include amounts billed for work performed but not yet paid by the customer for projects, the Ministry of Health under the Pharmaceutical business division and other direct reimbursable expenditure. Receivables are recognised initially at fair value and subsequently measured at amortised cost, less an estimated credit loss. This estimated credit loss is recognised in profit or loss.

k) Unbilled project costs, advance project billings and project advances

NIPDEC acts as a project or construction manager and in some instances as a paying agent on behalf of its client. This means that progress billings from contractors to NIPDEC for various projects are accumulated in the books of account as project costs. These costs are eventually transferred to the respective clients via NIPDEC billings and recorded as accounts receivable. Contract costs incurred to date that are not transferred to accounts receivable are classified in the statement of financial position as 'unbilled project costs'. NIPDEC billings for contractor costs not incurred to date are classified in the statement of financial position as 'advance project billings'.

In certain instances, monies are received in advance of costs being incurred, and these amounts have been separately classified in the statement of financial position as 'project advances'.

4. Summary of material accounting policies (continued)

l) Accounts payable and accruals

Trade and other amounts payable are carried at cost, which is the fair value of the consideration to be paid in the future for goods and services received.

m) Provisions

Provisions are recognised when NIPDEC 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 an obligation, and a reliable estimate of the amount of the obligation can be made.

n) Revenue recognition in principal and agent arrangements

In certain service arrangements, including project management, procurement management, pharmaceutical distribution, paying agency services and contractor payment arrangements, the Company is involved in facilitating the procurement or delivery of goods and services by third-party suppliers to Government ministries, agencies and other customers.

The Company evaluates whether it controls the specified goods or services before they are transferred to the customer in accordance with IFRS 15 Revenue from Contracts with Customers. In making this assessment, management considers, among other factors:

- whether the Company is primarily responsible for fulfilling the promise to provide the specified good or service;
- whether the Company has inventory risk before or after the specified good or service has been transferred to the customer;
- whether the Company has discretion in establishing prices charged to customers;
- whether the Company directs the use of, and obtains substantially all of the remaining benefits from, the specified goods or services before transfer to the customer; and
- the contractual rights and obligations of the parties involved in the arrangement.

Where the Company determines that it controls the specified goods or services before transfer to the customer, revenue is recognised on a gross basis as principal. Where the Company determines that its role is to arrange for another party to provide the goods or services, the Company acts as an agent and recognises revenue in the amount of any fee to which it expects to be entitled.

Amounts collected and remitted on behalf of customers, ministries, contractors, suppliers and other third parties do not represent revenue of the Company and are recognised as receivables, payables or project-related balances in the statement of financial position, as appropriate.

4. Summary of material accounting policies (continued)

n) Revenue recognition in principal and agent arrangements (continued)

Revenues earned by NIPDEC are recognised on the following bases:

Project management fees and construction management fees
Revenue from a contract to provide services is recognised by reference to the stage of completion of the contract. These fees are recognised in income based on contract costs incurred to date as a percentage of the total estimated cost of the project. The timing of revenue recognition through profit or loss may differ from the fee payment schedule agreed by the client.
Procurement services
Revenue from a procurement service contract is recognised when the obligation to provide the procurement service is deemed satisfied.

Facilities Management services
Management fees for routine service contracts are recognised each month the service is provided based on a fixed income. For non-routine services, revenue is recognised as the service is provided.

Car Parks: Managed
Management fees for operating the carparks on behalf of the client are recognised each month the service is provided on a commission type arrangement based on the gross receipts collected.

Real estate
Management fees for the management of the properties on behalf of the client are recognised each month the service is provided based on a fixed income. Collection fees for the collection of mortgage payments are recognised each month the service is provided on a commission type arrangement based on the gross amount collected.

4. Summary of material accounting policies (continued)

n) Revenue recognition in principal and agent arrangements (continued)

Prisoner transport
Management fees for the management of the prisoner transport service are recognised each month the service is provided based on a fixed income.

Paying agency fees
Management fees for the disbursement of funds to creditors of the Trinidad and Tobago Police Service are recognised each month when the service is provided. It is based on a commission type arrangement on the funds paid to the creditors.

Operation Management Services (OMS) – C40 Central Stores Facilities
Management fees for operating the distribution of pharmaceutical and non-pharmaceutical drugs to Regional Health Corporations and pharmacies on behalf of the Ministry of Health are recognised each month the service is provided based on a fixed income.

Rental income
Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. The Company as a lessor, provides warehouse rental space and car park space at multi-storey facilities in the form of operating leases.

Interest income
Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's carrying amount on initial recognition.

Other operating income
This is recognised on an accrual basis unless collectability is doubtful.

o) Taxation

NIPDEC is exempt from corporation tax and business levy by virtue of section 6 (1) of the Corporation Tax Act 75:02 and therefore has not accounted for income taxes under IAS 12 Income Taxes in these financial statements. However, NIPDEC is required to pay green fund levy, which is accrued for and presented within administrative expenses in profit or loss.

p) Related parties

Parties are considered related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operating decisions. Related parties could be companies, individuals or other GORTT related entities. In the ordinary course of its business, NIPDEC enters into transactions concerning the exchange of goods, provision of services and financing with the NIBTT.

4. Summary of material accounting policies (continued)

q) Fair value measurement

NIPDEC measures financial instruments such as investment securities and non-financial assets such as investment properties and land/buildings, at fair value at each reporting date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

a) In the principal market for the asset or liability; or

b) In the absence of a principal market, in the most advantageous market for the asset or liability.

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

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

NIPDEC uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

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

For assets and liabilities that are recognised in the financial statements at fair value on a recurring basis, NIPDEC determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

4. Summary of material accounting policies (continued)

r) Current versus non-current classification

NIPDEC presents assets and liabilities in the statement of financial position based on current/non-current classification. An asset is current when it is:

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

All other assets are classified as non-current.

A liability is current when:

a) It is expected to be settled in the normal operating cycle
b) It is held primarily for the purpose of trading
c) It is due to be settled within twelve months after the reporting period
d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

NIPDEC classifies all other liabilities as non-current.

5. Investment properties

	2026	2025
Leasehold land and buildings		
St. Vincent Street Car Park, Port of Spain	4,000	4,000
Chaguaramas warehouse	13,500	13,500
	17,500	**17,500**
Chattel buildings		
Riverside Car Park, Piccadilly Street, Port of Spain	6,000	6,000
Multi-Storey Car Park, Edward Street, Port of Spain	14,500	14,500
	20,500	**20,500**
Land held for development		
Toco	1,100	1,100
Total	**39,100**	**39,100**
Opening balance at July 1	39,100	39,100
Closing balance at June 30	**39,100**	**39,100**

The Company's investment properties consist of five commercial properties located in Port of Spain, Chaguaramas and Toco. There are no restrictions on the realisability of its investment properties or the remittance of income. There exist contractual obligations to develop investment properties at Riverside car park and Edward Street multi-storey car park for structural repairs, and maintenance only. No investment properties are pledged as collateral for financial liabilities.

Fair value disclosure for investment properties is $39.1 million (2025: $39.1 million). All are classified within Level 3 of the fair value hierarchy.

On 1 June 2026, the investment properties were independently valued by a third party professional valuator, namely, Linden Scott and Associates, Chartered Valuation Surveyors. The report identified no change in the fair value. The fair value represents the amount at which the assets could be exchanged between a knowledgeable, willing buyer and a knowledgeable willing seller in an arm's length transaction at the date of the valuation, in accordance with International Valuation Standards Committee standards.

	2026	2025
Rental income derived from investment properties (Note 21)	9,860	9,769
Direct expenses incurred	(123)	(152)
Profit arising from investment properties carried at fair value	**9,737**	**9,617**

5. Investment properties (continued)

Description of valuation techniques used and key inputs to valuation of investment properties

The investment properties for buildings apply the DCF method where the fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset.

Periodic cash flow is typically estimated as gross income less ground rent of the leasehold land, less outgoings for insurance, repairs to and maintenance of building, management and voids. The calculated net cash flow is adjusted by the Years Purchase in perpetuity multiplier to establish the capital value.

The investment properties for land utilise direct comparisons to property sales in the same or similar location of the investment over a period of three to four years.

	Valuation technique	**Unobservable inputs**	**2026**	**2025**
Retail properties – buildings	DCF method	Estimated rental value /sq.ft/month	$400-$950	$400-$950
		Market yield	12.5%-14%	12%-14%
Retail properties – land	Direct comparison	Selling price/sq.ft	$325-$515	$350-$650
		Selling price/acre	$34k-$200k	$100k-$200k

An increase of 1 percent in the inputs shown above would decrease the profit or loss at 30 June 2026 by $3.3 million and a decrease of 1 percent would increase profit or loss by $3.1 million.

These sensitivities were calculated by re-calculating using the valuation metrics as per the valuation report obtained from the Company's valuators.

6. Property, plant and equipment

Year ended 30 June 2026	Freehold building	Freehold land	Fixtures & fittings	Office and computer equipment	Computer software	Plant & machinery	Total
Opening balance net book amount	6,067	9,000	535	436	13	23	16,074
Additions	–	–	–	203	–	23	226
Disposal	–	–	(71)	(151)	–	–	(222)
Revaluation	(5,935)	6,000	–	–	–	–	65
Depreciation - disposal	–	–	71	151	–	–	222
Depreciation charge	(132)	–	(87)	(246)	(12)	(19)	(496)
Closing balance net book amount	–	15,000	448	393	1	27	15,869
Cost or valuation	1,734	15,000	977	1,463	861	110	20,145
Accumulated depreciation	(1,734)	–	(529)	(1,070)	(860)	(83)	(4,276)
Net book amount	–	15,000	448	393	1	27	15,869
Year ended 30 June 2025							
Opening balance net book amount	5,713	9,000	635	150	26	41	15,565
Additions	–	–	–	441	–	6	447
Disposal	–	–	(7)	(52)	–	(44)	(103)
Revaluation	497	–	–	–	–	–	497
Depreciation - disposal	–	–	7	60	–	37	104
Depreciation charge	(143)	–	(100)	(163)	(13)	(17)	(436)
Closing balance net book amount	6,067	9,000	535	436	13	23	16,074
Cost or valuation	7,814	9,000	1,049	1,410	861	87	20,221
Accumulated depreciation	(1,747)	–	(514)	(974)	(848)	(64)	(4,147)
Net book amount	6,067	9,000	535	436	13	23	16,074

No property, plant and equipment are pledged as collateral for financial liabilities. There were no capital commitments at year end.

6. Property, plant and equipment (continued)

Revaluation of freehold property
The freehold property consists of land and building that was independently valued by a third party professional valuator, namely, Linden Scott and Associates, Chartered Valuation Surveyors, during the year. Fair value was determined by reference to market based evidence. The date of the last valuation report was 1 June 2026.

If freehold land and property were stated at historical cost, the amount would be as follows:

Freehold land	**2026**	**2025**
Cost	7,262	7,262
Accumulated depreciation	–	–
	7,262	**7,262**
Freehold building		
Cost	16,154	16,154
Accumulated depreciation	(14,861)	(14,538)
Net book value	**1,293**	**1,616**
Freehold land and building at historical cost	**8,555**	**8,878**

The Company's freehold property is office space on land located in Port of Spain and has a fair value of $15.0 million (2025: $15.0 million). The office space is considered an old building with minimal value. The fair value represents the land only and is classified within Level 3 of the fair value hierarchy. As the method of valuation, direct comparison to property sales of four properties in the same location were analysed over a three year period. The unobservable input for the selling prices ranged from $325/sq.ft to $515/sq.ft (2025: $350-$650/sq.ft).

7. Leases

NIPDEC as a lessee

The Company has lease contracts for land, building and various items of office equipment and motor vehicles. Leases of land and buildings generally have lease terms of 25 and 30 years respectively, while motor vehicles have lease terms of 3 years. The Company's obligations under its leases are secured by the lessor's title to the leased assets. There are several lease contracts that include extension and termination options. There are no variable lease payments.

The Company also has certain leases of machinery with lease terms of 12 months or less and with low value. The Company applies the 'short-term lease' and 'lease of low-value assets' recognition exemptions for these leases.

7. Leases (continued)

(a) Set out below, are the carrying amounts of the Company's right-of-use assets and the movements during the period:

	Buildings	Leasehold land	Motor vehicles	Total
As at 1 July 2025	–	2,570	789	3,359
Additions	–	–	–	–
Disposal	–	–	–	–
Depreciation charge	–	(428)	(365)	(793)
As at 30 June 2026	**–**	**2,142**	**424**	**2,566**
As at 1 July 2024	95	2,998	–	3,093
Additions	–	–	1,093	1,093
Disposal	–	–	–	–
Depreciation charge	(95)	(428)	(304)	(827)
As at 30 June 2025	**–**	**2,570**	**789**	**3,359**

(b) Set out below, are the carrying amounts of the Company's lease liabilities and the movements during the period:

	Buildings	Leasehold land	Motor vehicles	Total
As at 1 July 2025	–	2,861	800	3,661
Additions	–	–	–	–
Disposals	–	–	–	–
Accretion of interest	–	111	20	131
Payments	–	(544)	(384)	(928)
As at 30 June 2026	–	**2,428**	**436**	**2,864**
As at 1 July 2024	103	3,278	–	3,381
Additions				
Disposals	–	–	1,093	1,093
Accretion of interest	3	127	27	157
Payments	(106)	(544)	(320)	(970)
As at 30 June 2025	–	**2,861**	**800**	**3,661**

7. Leases (continued)

Presented in the statement of financial position as follows:

	2026	2025
Current	797	813
Non-current	2,067	2,848
	2,864	**3,661**

The following are amounts recognized in profit or loss:

Depreciation expense on right-of-use assets	793	827
Interest expense on lease liabilities	131	157
Expense relating to short-term leases	107	8
Leases not meeting the control requirements of IFRS 16	329	324
Total amount recognized in profit or loss	**1,360**	**1,316**

Set out below are the undiscounted potential future rental payments relating to periods following the exercise date of extension. The termination options are not expected to be exercised.

	Within five years	More than five years	Total
As at 30 June 2026			
Extension options expected to be exercised	2,718	2,718	5,436
	2,718	**2,718**	**5,436**
As at 30 June 2025			
Extension options expected to be exercised	2,718	2,718	5,436
	2,718	**2,718**	**5,436**

NIPDEC as a Lessor

The Company has entered into operating leases on its investment property portfolio consisting of car parks and warehouse storage facilities (see Note 5). These leases have terms of between one to three years. All leases include a clause to enable upward revision of the rental charge according to prevailing market conditions, at the end of the lease term, if the lessee chooses to extend. Rental income recognised by the Company during the year amounted to $9.9 million (2025: $9.8 million) – Note 21.

7. Leases (continued)

NIPDEC as a Lessor (continued)
Future undiscounted minimum rentals receivable under non-cancellable operating leases as at 30 June are as follows:

	2026	2025
Within one year	5,806	5,863
Between 1 and 2 years	4,487	4,696
Between 2 and 3 years	2,244	2,356
	12,537	**12,915**

8. Net employee defined benefit pension asset

The Company has a defined benefit pension plan in Trinidad & Tobago that provides pension benefits to its eligible members and their beneficiaries. The Plan is contributory for members. It is operated by virtue of a Trust Deed between the Company and First Citizens Depository Services Limited (formerly First Citizens Trust and Asset Management Limited) and supported by a management committee of three Company and two members' representatives. The effective date of commencement of the Plan was 18 April 1985.

The Trustee is responsible for the administration of the Plan assets and for the definition of the investment strategy. The investment management policy that governs the management of the Plan is aimed at achieving long term growth of capital, risk aversion and diversification. To achieve the investment objective, the Investment Manager would invest in strategic asset allocations based on specific guidelines for local equities, overseas equities, bonds (local and overseas) and short term investments.

The Pension Fund Plan is exposed to interest rate risk, credit risk, liquidity risk, currency risk, volatility of returns and compliance risk arising from the financial instruments that it holds. The level of benefits provided depends on the member's length of service and salary at retirement age.

The following tables summarise the IAS 19 disclosures based on the results of the actuary's calculations:

	2026	2025
a) Net Asset in statement of financial position		
Present value of defined benefit obligation	62,499	64,592
Fair value of plan asset	(82,055)	(81,662)
Surplus	**(19,556)**	**(17,070)**
Effect of asset ceiling	–	–
Net defined benefit asset	**(19,556)**	**(17,070)**

8. Net employee defined benefit pension asset (continued)

b) Movement in present value of defined benefit obligation

	2026	2025
Defined benefit obligation at start of year	64,592	63,411
Current service cost	1,472	1,712
Interest cost	3,763	3,665
Members' contributions	494	312
Re-measurements:		
- Experience adjustments	(604)	226
- Actuarial changes in financial assumptions	(3,403)	–
Benefits paid	(3,815)	(4,734)
Defined benefit obligation at end of year	**62,499**	**64,592**

c) The defined benefit obligation is allocated between the Plan's members as follows:

	2026	2025
Active members	45%	41%
Deferred members	7%	8%
Pensioners	48%	51%
The weighted average duration of the defined benefit obligation at the year end	11.1	11.6

95% of the value of the benefits for active members is vested.

23% of the deferred benefit obligation for active members is conditional on future salary increases.

8. Net employee defined benefit pension asset (continued)

d) Movement in fair value of plan assets	**2026**	**2025**
Fair value of plan assets at start of year	81,662	84,286
Interest income	4,814	4,934
Return on plan assets excluding interest income	(1,522)	(3,375)
Company contributions	494	312
Members' contributions	494	312
Benefits paid	(3,815)	(4,734)
Administrative expense allowance	(72)	(73)
Fair value of plan assets at end of year	**82,055**	**81,662**
Actual return on plan assets	**3,292**	**1,559**

e) Asset allocation		
Locally listed equities	22,453	24,077
Overseas equities	16,741	14,124
Government issued nominal bonds	37,752	38,786
Corporate bonds	2,518	2,555
Money market mutual funds	447	434
Cash and cash equivalents	2,144	1,686
Fair value of plan assets at end of year	**82,055**	**81,662**

The asset values as at 30 June 2026 were provided by the Plan's Investment Manager (First Citizens Asset Management Limited). Overseas equities have quoted prices in active markets. Local equities also have quoted prices but the market is relatively illiquid. The Investment Manager calculates the fair value of the Government bonds and corporate bonds by discounting expected future proceeds using a constructed yield curve.

The majority of the Plan's Government bonds were issued by the GORTT, which also guarantees many of the corporate bonds held by the Plan.

The Plan's assets are invested in a strategy agreed with the Plan's Trustee and Management Committee. This strategy is largely dictated by statutory constraints (at least 70% of the assets must be invested in Trinidad and Tobago and no more than 50% in equities) and the availability of suitable investments. There are no asset-liability matching strategies used by the Plan.

8. Net employee defined benefit pension asset (continued)

f) Amounts recognised in the statement of profit or loss are as follows:

	2026	2025
Current service cost	1,472	1,712
Net interest on net defined benefit liability	(1,051)	(1,269)
Administrative expense allowance	72	73
Net pension cost	**493**	**516**

g) Re-measurement recognised in other comprehensive income:

Experience gains/(losses)	4,007	(226)
Return on plan assets excluding interest	(1,522)	(3,375)
	2,485	**(3,601)**

h) Reconciliation of opening and closing entries in statement of financial position

Opening defined benefit asset at prior year	(17,070)	(20,875)
Net pension cost	493	516
Re-measurement recognised in other comprehensive income	(2,485)	3,601
Contributions paid	(494)	(312)
Closing defined benefit asset	**(19,556)**	**(17,070)**

i) Summary of principal assumptions as at 30 June

Discount rate	6.00%	6.00%
Average individual salary increases	4.75%	4.75%
Future pension increases	0.00%	0.00%

Assumptions regarding future mortality are based on published mortality tables. The life expectancies underlying the value of the defined benefit obligation as at 30 June 2026 and 2025 are as follows:

	2026	2025
Life expectancy at age 60 for current pensioner in years		
- Male	22.0	22.0
- Female	26.2	26.2
Life expectancy at age 60 for current members age 40 in years		
- Male	22.9	22.9
- Female	27.2	27.2

8. Net employee defined benefit pension asset (continued)

j) Sensitivity analysis

The calculation of the defined benefit obligation is sensitive to the assumptions used. The following table summarises how the defined benefit obligation as at 30 June 2026 would have changed as a result of a change in the assumptions used.

	1% p.a. higher $'000	1% p.a. lower $'000
- Discount rate	(5,950)	7,137
- Future salary increases	1,782	(1,620)

An increase of 1 year in the assumed life expectancies shown above would increase the defined benefit obligation at 30 June 2026 by $0.853 million (2025: $0.911 million).

These sensitivities were calculated by re-calculating the defined benefit obligations using the revised assumptions.

k) Funding

The Company meets the balance of the cost of funding the defined benefit pension plan and must pay contributions at least equal to those paid by members, which are fixed. The funding requirements are based on regular (at least every 3 years) actuarial valuations of the Plan and the assumptions used to determine the funding required may differ from those set out above. The Company expects to pay $0.319 million to the Pension Plan during 2026/27. However, this amount could change if outstanding pay negotiations are completed subsequent to year end.

9. Cash and cash equivalents

	2026	2025
a) Cash at bank and in hand		
Cash at bank	63,585	79,687
Cash in hand	21	21
Total cash at bank and in hand	**63,606**	**79,708**

Cash at bank earns interest at floating rates based on daily bank deposit rates. The Company can make short-term deposits for varying periods of between one day and twelve months, depending on the immediate cash requirements of the Company, and earn interest at the respective short-term deposit rates.

No cash and cash equivalents are pledged as collateral for financial liabilities. The Company has approved credit card facilities undrawn in the amount of $0.4 million at year end.

9. Cash and cash equivalents (continued)

b) Restricted cash

Restricted cash refers to monies raised either by NIPDEC's financing activities (bonds) or given to the Company directly through the Government's Programme for Upgrade of Road Efficiency (PURE) to be used specifically to fund the execution of various projects. The use of these funds is usually specified by contract, Cabinet note or memorandum of understanding where NIPDEC has a right of use of the cash by such projects. It also includes disbursements received from the Ministry of Health for the recurrent and capital expenditure of the C-40 pharmaceutical operations and loan proceeds for acting as paying agent for the Trinidad and Tobago Police Service's suppliers.

The carrying amount of restricted cash of $326.4 million (2025: $485.5 million) is represented as follows:

	2026	2025
Ministry of Education	–	1
Ministry of Health	10,357	63,941
Ministry of Works and Infrastructure	286,775	393,353
Ministry of Transport	25,036	23,899
Trinidad and Tobago Police Service	4,279	4,297
	326,447	**485,491**

The Certificate of Deposit that was held at the end of June 2025 matured on the 7 August 2025. Interest was earned at 1.5% per annum.

c) Restricted cash as per Statement of Cash Flows

	2026	2025
Restricted cash as above (Note 9 (b))	326,447	485,491
Less: restricted cash with maturities of more than three months	–	(25,466)
Restricted cash as per Statement of Cash Flows	**326,447**	**460,025**

10. Investment securities

	2026	2025
Investment securities measured at FVOCI		
Equities	8,081	8,388
Government bonds	9,569	1,089
Total investment securities	**17,650**	**9,477**

Presented in the statement of financial position as follows:

Non-current portion		
Investment securities maturing in more than one year – government bonds	9,569	1,089
Current portion		
Investment securities – equity	8,081	8,388

The equity investments have been classified as a current asset because management expects these investments to be realised through sale within twelve months of the reporting date.

Net change in fair value of investment securities	**2026**	**2025**
Accumulated balance at beginning of the year	(1,951)	(1,525)
Net change in fair value on equity investment with no recycling	(307)	(387)
Net change in fair value on debt investment with recycling	(92)	(39)
Accumulated balance at the end of the year	**(2,350)**	**(1,951)**

Net change in fair value of investment securities in 2026 amounted to a reduction of $0.399 million (2025: $0.426 million) and includes the fair value losses relating to Republic Financial Holdings Limited shares, GORTT 4.25% bond and GORTT 4.7%% bond. No investment securities are pledged as collateral for financial liabilities.

11. Trade and other receivables

	2026	2025
Receivables from related parties (Note 31)	490,486	605,251
Receivables from third parties	1,156	1,628
Less: ECL Allowance	(9,987)	(7,259)
	481,655	**599,620**
Less: Specific provision	(17,464)	(17,558)
Trade receivables (net)	**464,191**	**582,062**
Other receivables and prepayments		
Receivables and prepayments from related parties (Note 31)	318,422	444,535
Receivables and prepayments from third parties	5,107	1,747
Less: ECL Allowance	(3,266)	(1,643)
Other receivables and prepayments (net)	**320,263**	**444,639**

Trade receivables are non-interest bearing and are generally on terms of 30 days. As at 30 June 2026, trade and other receivables at a value of $30.7 million (2025: $26.5 million) were impaired and provided.

Movements in ECL and specific provision allowances are as follows:

	2026	2025
Impairment provision as per 1 July	26,460	35,344
Net increase/(decrease) in the ECL allowance incurred during year	4,289	(996)
Amounts written off during the year	(32)	(7,888)
Balance at 30 June	**30,717**	**26,460**

11. Trade and other receivables (continued)

Sensitivity analysis

The ECL model is sensitive to the assumptions relative to the default period. For the sensitivity analysis disclosure as presented in the table below, the default period was changed to 2 years and 4 years to show the impact on the resulting ECL provision.

ECL rates for default		**Less than 1 year**	**1 - 2 years**	**2 - 3 years**	**Over 3 years**
Current rates at 3 years		0.29%	7.27%	64.79%	100%
Default rates at 4 years		0.28%	6.71%	59.86%	60.55%
Default rates at 2 years		0.36%	10.96%	100.00%	100.00%
Current provision	**Provision**	**Less than 1 year**	**1 - 2 years**	**2 - 3 years**	**Over 3 years**
Private	–	–	–	–	–
Public	13,253	257	5,279	1,158	6,559
Total	13,253	257	5,279	1,158	6,559
ECL at 4 years					
Private	–	–	–	–	–
Public	10,196	249	4,905	1,070	3,972
Total	10,196	249	4,905	1,070	3,972
Decrease in ECL	**(3,057)**				
ECL at 2 years					
Private	–	–	–	–	–
Public	16,677	318	8,013	1,787	6,559
Total	16,677	318	8,013	1,787	6,559
Increase in ECL	**3,424**				

12. Unbilled project costs

	2026	2025
Ministry of Works and Infrastructure	40,134	46,999
National Insurance Board of Trinidad & Tobago	1,368	1,898
Ministry of Public Utilities	151	924
Ministry of Homeland Security	686	692
Ministry of Health	662	662
Ministry of Defence	139	517
Ministry of Education	487	429
Ministry of Transport	111	160
Cipriani College of Labour & Co-Operative Studies	15	121
National Flour Mills	49	49
Ministry of Housing	–	13
National Library and Information System Authority	44	–
	43,846	**52,464**

13. Stated capital

Authorised
Unlimited number of ordinary shares of no par value

Issued and fully paid		
25,000 ordinary shares of no par value	**25,000**	**25,000**

Transactions through equity

As at 30 June 2026 the Company adjusted accounts payable balances in respect of prior period adjustments identified in the amount $3.884 million (increase in retained earnings of prior years). Based on the reconciliation of balances owed to suppliers, confirmation was received that specific invoices were not owed by the Company. The adjustments to trade payable all related to reporting periods prior to 2020. An adjustment in the amount of $1.574 million (decrease in retained earnings) was also required to reverse the duplication in 2022 of a 2020 audit adjustment. The original audit adjustment was the write off of retention payable balances.

14. Property revaluation reserve

The revaluation reserve comprises the revaluation surplus on freehold property. The amount of the reserve is $12.991 million as at year end (2025: $12.926 million).

15. Investment revaluation reserve

The fair value reserve comprises the cumulative net change in the fair value of investment securities. The amount of the reserve is negative $2.35 million (2025: negative $1.951 million) and the movement during the year is disclosed in Note 10.

16. Accounts payable and accruals

	2026	2025
Trade payables:		
- Projects and other	101,077	148,348
- Due to pharmaceutical suppliers	320,475	418,229
- Amounts owed to parent company (Note 31)	35	9
	421,587	**566,579**
Accrued expenses and other payables	335,715	483,859
	757,302	**1,050,438**

Terms and conditions of the above financial liabilities:

- Trade payables are non-interest bearing and are normally settled on 30-day terms for projects.
- Trade payables – Pharmaceutical payments are non-interest bearing and are normally settled on 45-day terms as per contracts with suppliers.

Due to pharmaceutical suppliers - Pursuant to a contractual relationship with the Ministry of Health, NIPDEC is responsible for the procurement, storage, and distribution of pharmaceutical and non-pharmaceutical medical supplies to various health care facilities operated by the Regional Health Authorities.

As part of its contractual obligations, NIPDEC receives and checks invoices from medical suppliers, and records the liability due to them. The accumulated amounts are billed to the Ministry of Health and payments are made to the suppliers upon receipt of funds. Amounts due from the Ministry of Health have been included in accounts receivable.

Retention payable:	2026	2025
Current	4,892	1,957
Non-current	41,695	46,262
	46,587	**48,219**

Retention - Retention is a percentage (often 5%) of the amount certified as due to the contractor on an interim certificate, that is deducted from the amount due and retained by NIPDEC. The purpose of retention is to ensure that the contractor properly completes the activities required of them under the contract. The current portion of retentions is expected to be settled within twelve (12) months of the reporting date.

17. Contract liabilities	2026	2025
Project and Construction Management	12,602	17,309
Procurement	798	2,366
	13,400	**19,675**
Revenue recognised from:		
Contract liabilities at start of the year	4,714	3,072

Contract liabilities relate to billings made to customers for which no revenue was recognised to date. These billings may have been based on milestones being met that are not reflective of meaningful progress towards the satisfaction of performance obligation. Billings may also be based on the advances required prior to or on commencement of required work. It also includes the portion of Project Advances that relate to fees yet to be earned or recognised.

The decrease in contract liabilities for the year 2026 can be predominantly attributed to revenue recognised from project management work from Trinidad and Tobago Postal Services legacy site post office refurbishment, the National Library and Information System Authority repair and replacement works and the Ministry of Public Administration's refurbishment work for three administration buildings. The Ministry of Finance also recalled the outstanding balance of $1.561 million from a PURE 500m loan held by the company.

18. Advance project billings	2026	2025
Water & Sewerage Authority	40	3,683
Ministry of Works and Infrastructure	266	2,338
Ministry of Housing	205	1,686
Ministry of Homeland Security	45	1,005
Ministry of Transport	85	522
Tobago House of Assembly	161	161
Cipriani College of Labour & Co-Operative Studies	6	106
Ministry of Public Utilities	664	76
National Insurance Board of Trinidad & Tobago	1	1
Ministry of Defence	31	–
	1,504	**9,578**

19. Project advances		
Ministry of Works and Infrastructure	240,805	343,214
Ministry of Transport	24,245	22,955
Trinidad & Tobago Police Service	4,277	4,289
	269,327	**370,458**

20. Revenue from contracts with customers

a) Components of revenue from contracts with customers

	2026	2025
Project & Construction Management	6,150	13,553
Facilities Management	4,037	7,161
Carparks: Managed	2,703	2,904
Pharmaceutical Agency fee	2,000	2,000
Procurement Management	1,111	7,841
Prisoner Transport	173	173
Real Estate	95	210
	16,269	**33,842**

All revenue from contract with customers was earned in Trinidad and Tobago for the current and prior year.

b) Performance obligations

The Company's contracts generally involve arranging for third-party contractors, suppliers, and service providers to deliver goods or services to the customer. Consequently, revenue reflects the consideration to which the Company expects to be entitled for providing procurement, project management, payment administration or distribution services, rather than the gross value of the underlying contracts administered on behalf of customers. Where milestones do not accurately represent the value transferred to the customer, the percentage completion approach is applied.

Information about the Company's performance obligations is summarised below:

Project and Construction Management Services
The obligation is satisfied through the provision of project management and construction management services of the projects by milestones within the contracts. Payment is generally due 30 days after the completion of the milestone. Therefore, revenue is recognized over time as the milestones are achieved. There are also obligations to pay the contractors on behalf of the client. The transaction price is allocated separately to project management and construction management services.

Procurement services
Non PURE – The obligation is to procure either a service or item on behalf of the client. The obligation is satisfied when the service or item is delivered. Payment is generally due 30 days after the completion of the obligation. Revenue is therefore recognised at a point in time. The transaction price is allocated entirely to the obligation.

PURE – There are two distinct obligations in the provision of this service. The first obligation is to select suitable contractors to award the contracts to and the second is to pay the contractors on the awarded contracts. Revenue is recognized when contracts are awarded and when payments on the contracts are made. Payment is generally due 30 days after the completion of the obligation. Revenue is therefore recognised at a point in time. The transaction price is allocated separately to the two performance obligations.

20. Revenue from contracts with customers (continued)

b) Performance obligations (continued)

Facilities Management services
The performance obligation is satisfied through the provision of facilities management expertise for routine and non-routine maintenance services. These are two identifiable separate obligations which are the completion of mechanical, electrical and plumbing repairs. Payment is generally due 30 days after the completion of the obligation. Revenue from routine maintenance services is recognised monthly as time elapses on the contract and the non-routine maintenance fees are recognised as incurred. The transaction price is allocated separately to the routine and non-routine maintenance services. Revenue is therefore recognised both over time and at a point in time.

Carparks: Managed
The obligation is satisfied through management of the carparks which are owned by the clients. Payment is generally due 30 days after the completion of the obligation. Revenue is recognised monthly as time elapses on the contract. The transaction price is allocated entirely to the obligation. Revenue is therefore recognised over time as the contract elapses.

Real Estate
There are two performance obligations. The first obligation is satisfied through management of properties with the client's mortgage portfolio. The second is the collection of mortgage payments. Payment is generally due 30 days after the completion of the obligation. Revenue from the management of the properties is recognised monthly as time elapses on the contract and the mortgage payments fees are recognised as incurred. The transaction price is allocated to separately to the two obligations. Revenue is therefore recognised both over time and at a point in time.

Prisoner Transport
The obligation is to procure and manage prisoner transportation services. Payment is generally due 30 days after the completion of the obligation. Revenue is recognised monthly as time elapses on the contract. Revenue is therefore recognised over time. The transaction price is allocated entirely to the performance obligation.

Paying agency fees
The performance obligation is to disburse funds to creditors of the Trinidad and Tobago Police Service with funds given to the Company by the Ministry of Finance for that specific purpose. The disbursement is done on the instruction of the Commissioner of Police and the approval of the Minister of Finance. Revenue is recognized when the contractor is paid and based on the value of the payment made.

Operation Management Services (OMS) – Pharmaceutical agency fee
The performance obligation is to procure, store and distribute medical supplies on behalf of the client. Payment is generally due 30 days after the completion of the obligation. Revenue is recognised monthly as time elapses on the contract. Revenue is therefore recognised over time. The transaction price is allocated entirely to the performance obligation.

21. Rental income

	2026	2025
Carpark owned	4,782	4,751
Warehouse rental	4,733	4,602
Advertising	345	416
	9,860	**9,769**

22. Direct costs incurred

Direct costs are operating expenses that can be associated directly with the provision of our core services.

	2026	2025
Car park rental	1,711	2,220
Non project management fees	2,600	3,780
Warehouse rental	36	74
Procurement fees	(45)	5
	4,302	**6,079**

23. Staff costs

Salaries and wages	18,312	16,798
Statutory deductions	1,032	956
Savings and pension contributions	663	681
Other staff costs	1,412	1,793
	21,419	**20,228**

24. Administration expenses

	2026	2025
Office supplies and other administration expenses	3,185	3,366
Professional and legal fees	473	1,201
Advertising and promotions	99	147
Bank charges	94	80
	3,851	**4,794**

Included in Office supplies and other administration expenses are amounts relating total audit and non-audit fees of $0.37 million (2025: $0.38 million)

25. Accommodation costs

Repairs and maintenance	1,086	1,063
Utilities	767	783
Insurance	834	1,079
Rent	443	457
Rates and taxes	160	67
	3,290	**3,449**

26. Vehicle expenses

Rental	(10)	8
Running cost	27	32
	17	**40**

27. Other gains

Gain on foreign currency exchange	10	66
Other items	343	(31)
	353	**35**

28. Finance costs

Interest expense on right of use assets (Note 7)	**131**	**157**

29. Finance income

Interest income from financial assets held for cash management	**1,891**	**1,526**

30. Other income	2026	2025
Dividends from investment securities	**449**	**426**

31. Related parties disclosures

The sales to and purchases from related parties are usually required to be settled within 30 days. Outstanding balances at the year-end are unsecured and the settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. For the year ended 30 June 2026, the Company recognised provisions for expected credit losses of $30.7 million (2025: $26.5 million) relating to amounts owed by related parties. During the financial year there was an increase of $4.289 million in the expected credit loss and a write off $0.032 million.

The following table provides the total amount of transactions, which have been entered into with related parties as at or for the year ended 30 June 2026 and 2025.

Related parties balances	**2026**	**2025**
Amounts due from parent related parties:		
Parent company		
Accounts receivable and prepayments	**4,415**	**9,221**
Amounts due from GORTT related entities including Ministries		
Trade receivable	490,486	605,251
Other receivable and prepayments	318,422	444,535
Unbilled project costs	43,846	52,464
	852,754	**1,102,250**
The balances represent amounts due from related parties for expenses paid on their behalf		
Amounts due to related parties:		
Parent company		
Accounts payable and accruals (Note 16)	**35**	**9**
Amounts due to the GORTT related entities including Ministries:		
Project advances	269,327	370,458
Accounts payable and accruals	1,110	3,101
Advance project billings	1,504	9,578
Contract liabilities	13,400	19,675
	285,341	**402,812**

31. Related parties disclosures (continued)	**2026**	**2025**
Transactions with related parties		
GORTT related entities including Ministries		
Income:		
Property management and sales	11,288	13,583
Procurement management	1,111	7,841
Project and construction management fees	6,150	13,302
Pharmaceutical agent services	2,000	2,000
	20,549	**36,726**
Expenses:		
Accommodation cost	977	948
Green fund levy	86	135
	1,063	**1,083**
Other transactions with related parties:		
Directors' remuneration	**548**	**488**
Key management remuneration:		
Short-term benefits	6,068	6,326
Long-term benefits	118	104
	6,186	**6,430**

32. Financial risk management

Overview

NIPDEC has adopted risk management policies and has set appropriate limits and controls to manage and mitigate against financial risk. NIPDEC has exposure to the following risks from its use of financial instruments.

- Credit risk
- Liquidity risk
- Market risk

32. Financial risk management (continued)

i) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations under a financial instrument or customer contract, resulting in financial loss to the Company. Trade and other receivables consist of mainly public sector entities of the GORTT with an amount of $812.593 million (2025: $1.025 billion). Notwithstanding the concentration of credit risk with the GORTT, management has made the assessment that NIPDEC's exposure is considered low even though public sector entities as a collective take longer to pay than any single counterparty in the private sector.

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of various customer segments with similar loss patterns. As a vehicle being used by the Government of the Republic of Trinidad & Tobago (GORTT) for the development of national infrastructure, NIPDEC's main customer is the GORTT. The receivables are grouped into 2 main categories:

- Public customers (governmental)
- Private customers (non-governmental)

Within the category of Public customers, there are instances where projects or specific transactions may be funded with specially identified funds provided in advance to NIPDEC. They are sub-categorised as Public – Funded. This group does not have any significant credit risk factors as the receivables will be settled from funds already under NIPDEC's management. All other public balances will be categorized as Public – Unfunded. Private customers are defined as any customer who is not a public customer.

For Public customers (unfunded), historical loss rates are obtained to develop estimates of expected future loss rates. The period over which loss rates are to be considered is 3 years and is based on the payment performance of outstanding invoices during those 3 years analysed.

The Private grouping's historical loss rates were based on the historical write offs. Where no loss has been incurred over the 3-year period, management will determine an appropriate loss rate based on factors including but not limited to debt factoring, management experience and other environmental factors impacting customers' ability to pay.

Macro-economic factors to reflect future economic conditions are applied to the public grouping. Such a default rating took into consideration the likelihood of the country defaulting on debts based on the age of debt. The rate also factors indices at the macroeconomic level. The country default rates adopted were provided by Moody's global marketing and intelligence firm. The rates were extracted from their annual sovereign default and recovery rating study for 2025 and had a range from year 1 to year 10. It was based on Trinidad & Tobago's Baa2 credit rating.

Where specific information indicates that an individual receivable is credit-impaired or its recovery is no longer considered probable, a specific provision is recognized. The specific provision reflects the expected shortfall on identified receivables based on customer-specific circumstances, including disputes, prolonged delinquency or other evidence of impairment.

32. Financial risk management (continued)

i) Credit risk (continued)

The expected credit loss effect on the ageing analysis of trade and other receivables.

Management of credit risk
The credit risk in respect of certain customer balances is managed through NIPDEC's establishment of an allowance for impairment that represents its estimate of incurred losses in respect of trade and other receivables. NIPDEC has created specific allowances for the receivables based on information which show that the receivable balance is possibly uncollectable.

	Net maximum exposure	
	2026	**2025**
Trade receivable	128,135	126,655
Other receivables (excluding prepayments)	85,055	94,214
Unbilled project costs (Note 12)	43,846	52,464
Government bonds (Note 10)	9,569	1,089
Cash and cash equivalents (Note 9)	390,053	539,733
Certificate of deposit (Note 9 (c))	–	25,466
Total credit risk exposure	**656,658**	**839,621**

Credit risk from balances with banks and financial institutions is managed in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within concentration limits assigned to each eligible investment product. Investment summary reports are reviewed by the Company's Board of Directors on a quarterly basis. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments.

Credit quality per category of financial asset

The credit quality of the balances due from the Company's various counterparties is internally determined from an assessment of each counterparty based on a combination of factors.

These factors include financial strength and the ability of the counterparty to service its debts, the stability of the industry or market in which it operates and its proven track record with the Company. The categories defined are as follows:

Superior: This category includes balances due from Government and Government agencies and balances due from institutions that have been accorded the highest rating by an international rating agency or is considered to have the highest credit rating.

Desirable: These are balances due from counterparties that are considered to have good financial strength and reputation.

Acceptable: These are balances due from counterparties that are considered to have fair financial strength and reputation.

Sub–standard: Balances that are impaired.

32. Financial risk management (continued)

i) Credit risk (continued)

The table below illustrates the credit quality of the Company's financial assets at 30 June:

	Superior	Desirable	Acceptable	Sub–standard	Total
2026	775,437	2,061	–	30,717	808,215
2025	1,007,881	1,628	–	26,460	1,035,969

ii) Liquidity risk

Liquidity risk is the risk that NIPDEC will not be able to meet its financial obligations as they fall due.

Management of liquidity risk
NIPDEC manages its liquidity risk by monitoring its risk of a shortage of funds using a daily cash balance, daily cash flow report and monthly investment schedule. This report considers the daily cash balance, the date of maturity of investments and projected cash flows for payments.

The following table details the Company's expected maturity for its non-derivative financial assets against the undiscounted contractual maturities of financial liabilities, including interest payments:

2026 **Financial Assets**	**Carrying amount**	**Contractual cash flows**	**0-12 Months**	**1-5 years**	**More than 5 years**
Interest bearing:					
- Cash (Note 9(a))	63,606	63,606	63,606	–	–
- Restricted cash (Note 9(b))	326,447	326,447	326,447	–	–
- Government bonds (Note 10)	9,569	11,203	3,282	6,330	1,591
Non-interest bearing:					
- Trade receivable (Note 11)	464,191	464,191	464,191	–	–
- Other receivable	315,686	315,686	315,686	–	–
- Unbilled project cost (Note 12)	43,846	43,846	43,846	–	–
	1,223,345	**1,224,979**	**1,217,058**	**6,330**	**1,591**

32. Financial risk management (continued)

ii) Liquidity risk (continued)

2026	**Carrying amount**	**Contractual cash flows**	**0-12 Months**	**1-5 years**	**More than 5 years**
Financial Liabilities					
Lease liabilities (Note 7)	2,864	3,166	928	2,238	–
Advance project billings (Note 18)	1,504	1,504	1,504	–	–
Project advances (Note 19)	269,327	269,327	269,327	–	–
Accounts payable and accruals (Note 16)	757,302	757,302	757,302	–	–
Retention payable (Note 16)	46,587	46,587	4,892	41,695	–
	1,077,584	**1,077,886**	**1,033,953**	**43,933**	–
Net	**145,761**	**147,093**	**183,105**	**(37,603)**	**1,591**

2025	**Carrying amount**	**Contractual cash flows**	**0-12 Months**	**1-5 years**	**More than 5 years**
Financial Assets					
Interest bearing:					
- Cash (Note 9(a))	79,708	79,708	79,708	–	–
- Restricted cash (Note 9(b))	485,491	485,491	485,491	–	–
- Government bonds (Note 10)	1,089	1,981	56	279	1,646
Non-interest bearing:					
- Trade receivable (Note 11)	582,062	582,062	582,062	–	–
- Other receivable	443,209	443,209	443,209	–	–
- Unbilled project cost (Note 12)	52,464	52,464	52,464	–	–
	1,644,023	**1,644,915**	**1,642,990**	**279**	**1,646**

32. Financial risk management (continued)

ii) Liquidity risk (continued)

2025	**Carrying amount**	**Contractual cash flows**	**0-12 Months**	**1-5 years**	**More than 5 years**
Financial Liabilities					
Lease liabilities (Note 7)	3,661	4,094	928	2,622	544
Advance project billings (Note 18)	9,578	9,578	9,578	–	–
Project advances (Note 19)	370,458	370,458	370,458	–	–
Accounts payable and accruals (Note 16)	1,050,438	1,050,438	1,050,438	–	–
Retention payable (Note 16)	48,219	48,219	1,957	46,262	–
	1,482,354	**1,482,787**	**1,433,359**	**48,884**	**544**
Net	**161,669**	**162,128**	**209,631**	**(48,605)**	**1,102**

iii) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because changes in market prices that will affect NIPDEC's income or its holding of financial instruments. NIPDEC has exposure to market risks on interest rates, currency and equity prices. NIPDEC's objective is to manage and control these exposures within acceptable parameters.

a) Interest rate risk

All NIPDEC's financial liabilities and the majority of its financial assets are at fixed interest terms. Interest rates on short-term investments are determined by the market. As a result, this minimises any interest rate risk faced by NIPDEC.

32. Financial risk management (continued)

iii) Market risk (continued)

b) Currency risk

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

Management of currency risk
NIPDEC is exposed to currency risk with respect to its current assets denominated in currencies other than its functional currency. NIPDEC's functional currency is the Trinidad and Tobago dollar. These current assets are primarily denominated in United States ('US') and Eastern Caribbean ('EC') dollars.

As at 30 June 2026, NIPDEC had assets denominated in foreign currencies amounting to $7.9 million (2025: $68.1 million).

The following average exchange rate applied during the respective periods:

	2026	**2025**
EC$	–	2.501
US$	6.738	6.735

Sensitivity analysis:
A one percent strengthening of the TT$ against the following currency at year-end would decrease profit by the amounts shown below. This analysis is performed on the same basis for 2025 on the basis that all other variables remain constant.

	2026	**2025**
Effect in TT$		
US$	(84)	(662)

NIPDEC mitigates against its foreign exchange risk by ensuring that the net exposure in foreign assets and liabilities is kept to an acceptable level by monitoring currency positions as well as holding foreign currency balances.

32. Financial risk management (continued)

iii) Market risk (continued)

c) Equity price risk

The Company's listed equity investments are susceptible to market price risk arising from uncertainties about future values of the investment securities. The Company manages the equity price risk through diversification and by placing limits on individual and total equity instruments. Performance reports on the equity portfolio are submitted to the Company's Board of Directors on a quarterly basis and objectives and policies are reviewed on a periodic basis.

At the reporting date, the exposure to equity investments at fair value listed on the Trinidad and Tobago Stock Exchange (TTSE) was $8.1 million (2025: $8.4 million). Given that the changes in fair values of the equity investments held are strongly positively correlated with changes of the TTSE's Banking index, the Company has determined that an increase/(decrease) of 4% on the Banking index could have an impact of approximately $0.323 million increase/(decrease) on the equity attributable to the Company.

Fair value measurement

The Company measures financial instruments such as mutual funds, and non-financial assets such as investment properties, at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability

Or

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

The principal or the most advantageous market must be accessible by the Company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

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

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

32. Financial risk management (continued)

Fair value measurement (continued)

The following hierarchy is adopted by the Company for determining and disclosing the fair value of financial assets and liabilities that are measured at fair value on a recurring basis in the financial statements based upon the level of judgement associated with the inputs used to measure their fair value. The hierarchical levels from lowest to highest are as follows:

Level 1 - Inputs are unadjusted, quoted prices in active markets for identical assets or liabilities at the measurement date. The types of assets carried at Level 1 fair value are equity and debt securities listed in active markets.

Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. These inputs are derived principally from or corroborated by observable market data by correlation or other means at the measurement date and for the duration of the instrument's anticipated life.

The assets generally included in this fair value hierarchy are time deposits, foreign exchange and interest rate derivatives and certain investment funds. Foreign exchange derivatives and interest rate derivatives are valued using corroborated market data. The liabilities generally included in this fair value hierarchy consist of foreign exchange derivatives and options on equity securities.

Level 3 - Inputs that are unobservable for the asset or liability for which there are no active markets to determine a price. These financial instruments are held at cost being the fair value of the consideration paid for the acquisition of the investments and are regularly assessed for impairment.

A number of NIPDEC's accounting policies and disclosures requires the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods.

When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

i) Investment properties and freehold land and building

Using the DCF method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield is normally separately determined and differs from the discount rate.

32. Financial risk management (continued)

Fair value measurement (continued)

i) Investment properties and freehold land and building (continued)

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related re-letting, redevelopment, or refurbishment. The appropriate duration is typically driven by market behaviour that is a characteristic of the class of real property. Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net operating income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted

Significant increases (decreases) in estimated rental value and rent growth per annum in isolation would result in a significantly higher (lower) fair value of the properties. Significant increases (decreases) in the long-term vacancy rate and discount rate (and exit yield) in isolation would result in a significantly lower (higher) fair value.

Generally, a change in the assumption made for the estimated rental value is accompanied by a directionally similar change in the rent growth per annum and discount rate (and exit yield), and an opposite change in the long-term vacancy rate.

ii) Investment securities

The fair value of equity and debt investment securities is determined by the market value at the measurement date based quoted prices in active markets.

iii) Other

The carrying amounts of other financial assets and liabilities approximate their fair values because of the short-term maturities on these instruments. The carrying values of short-term deposits are assumed to approximate fair value due to their term to maturity not exceeding one year.

32. Financial risk management (continued)

Fair value measurement (continued)

iv) Financial liabilities

The nominal value of payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Company for similar financial instruments.

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

	Level 1	Level 2	Level 3	Total
Assets measured at fair value				
Freehold land	–	–	15,000	15,000
Investment properties	–	–	39,100	39,100
Investment securities (Note 10):				
- Equity securities	8,081	–	–	8,081
- Government bonds	997	8,572	–	9,569
	9,078	**8,572**	**54,100**	**71,750**

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

	Level 1	Level 2	Level 3	Total
Assets measured at fair value				
Freehold property	–	–	6,000	6,000
Freehold land	–	–	9,000	9,000
Investment properties	–	–	39,100	39,100
Investment securities (Note 10):				
- Equity securities	8,388	–	–	8,388
- Government bonds	1,089	–	–	1,089
	9,477	–	**54,100**	**63,577**

33. Capital management

It is NIPDEC's objective when managing capital to maintain a strong base to sustain future development of the business in order to increase shareholder value for its shareholders and benefits for other stakeholders. The Board of Directors monitors the return on capital which NIPDEC defines as equity. The Company monitors capital on the basis of the gearing ratio which is calculated as debt-to-equity. Total debt consists of total liabilities offset by 'unbilled project costs' (Note 12) and 'cash and cash equivalents' (Note 9). The total liabilities comprise non-current liabilities and current liabilities. The equity of the Company consists of issued capital, reserves and retained earnings. There are no regulatory capital requirements.

The gearing ratio at the end of the reporting period was as follows:

	2026	2025
Total liabilities	1,090,984	1,502,029
Less: Unbilled project costs (Note 12)	(43,846)	(52,464)
Less: Cash and cash equivalents (Note 9)	(390,053)	(539,733)
Less: Certificate of Deposit (Note 9(c))	–	(25,466)
Net debt	**657,085**	**884,366**
Total equity	**222,110**	**227,415**
Debt-to-equity	2.96	3.89

34. Commitments

Capital commitments

There were no commitments for capital expenditure approved or contracted as at 30 June 2026 (2025: NIL).

35. Agency arrangements

NIPDEC holds several fixed rate bonds and eight demand loans that are not recorded in the financial statements. These borrowings were raised on behalf of the GORTT to finance various Government projects managed by NIPDEC for the GORTT. The bonds and loans have tenures of 4 to 20 years with maturity dates of 2026 to 2033.

The various Trust Deeds for the fixed rate bonds provide that NIPDEC's obligations to pay principal and interest on these bonds are limited to the maximum amount that NIPDEC has received from the GORTT for these obligations. Where bond repayments have become due, the GORTT has committed to and has been directly servicing the semi-annual principal and interest repayments.

These bonds and demand loans are not recognised in the books of NIPDEC since NIPDEC has no beneficial interest in these funds:

a. NIPDEC acts as an agent to source and disburse funds in relation to projects undertaken on behalf of the GORTT; there is no outflow of resources by NIPDEC as interest and principal repayments are serviced directly by GORTT;
b. The Trust Deeds provide for limited recourse against NIPDEC;
c. All repayments of principal and interest are being serviced directly by the GORTT.

The principal outstanding on these limited recourse fixed rate borrowings amounted to $6.4 billion at 30 June 2026 (2025: $7.2 billion). An analysis of the borrowings is as follows:

Bonds			**2026**	**2025**
Trustee	**Rate**	**Tenor**		
RBC Trust (Trinidad & Tobago)	4.20%	September 2022-2030	226,699	277,077
			226,699	277,077
First Citizens Trustee Services Limited	6.25%	March 2010-2028	500,000	500,000
	6.10%	September 2010-2028	360,000	360,000
	6.55%	May 2011-2030	750,000	750,000
	6.05%	October 2011-2026	500,000	500,000
	5.15%	July 2012-2025	–	339,000
	6.25%	October 2012-2032	250,000	250,000
	4.00%	October 2013-October 2029	1,000,000	1,000,000
	4.65%	May 2018-May 2032	178,200	210,600
	3.30%	August 2021-August 2027	102,133	170,221
			3,640,333	4,079,821
			3,867,032	**4,356,898**

35. Agency arrangements (continued)

Demand loans			**2026**	**2025**
Lender	**Rate**	**Tenor**		
ANSA Merchant Bank Limited	5.02%	October 2019-2029	500,000	500,000
RBC Merchant Bank (Caribbean) Limited	4.15%	April 2020 -2027	478,275	478,275
NCB Global Trinidad & Tobago Limited	4.50%	April 2021-2028	200,000	200,000
RBC Royal Bank (Trinidad & Tobago) Limited	3.95%	March 2021-2028	106,573	142,098
Scotia Bank Trinidad & Tobago Limited	3.50%	January 2022-2028	178,242	267,364
ANSA Merchant Bank Limited	3.75%	July 2022-2027	341,000	568,333
Scotia Bank Trinidad & Tobago Limited	3.18%	October 2022-2026	62,500	187,500
Scotia Bank Trinidad & Tobago Limited	3.14%	October 2023-2028	155,805	218,127
Scotia Bank Trinidad & Tobago Limited	6.40%	April 2025-2028	200,000	250,000
Republic Bank Limited	6.25%	August 2025-2033	339,000	–
			2,561,395	**2,811,697**
Total agency arrangements			**6,428,427**	**7,168,595**

36. Contingent liabilities

As at 30 June 2026, NIPDEC was subject to several legal claims and actions. After taking legal advice as to the likelihood of success of the claims and actions, where appropriate, provisions were established based on legal advice received and precedent cases. NIPDEC is either vigorously defending these claims or attempting to settle the same (where advised) to reduce litigation costs. In addition, NIPDEC also has several legal matters arising out of projects undertaken on behalf of various government Ministries. For these matters, the claims, judgements and legal costs are fully reimbursed by the client Ministries.

37. Dividends

The Company declared and paid no dividend during the current 2026 financial year (2025: $1 million) to its parent company, NIBTT.

38. Events after the reporting date

No significant events occurred after the reporting date which would affect the financial performance, position or changes therein for the reporting period presented in these annual financial statements.



Designed & Produced by

Damian Joseph
Marketing & Communications Officer
Marketing & Communications Department

NIPDEC

56-60 St. Vincent Street
Port of Spain
Tel: (868) 625-8749
Fax: (868) 623-0877
Website: **www.nipdec.com**