



## BOARD OF DIRECTORS

Victor Eudoxie	Chairman
Hildreth Alexander	Director
Emma Hippolyte	Director
Marius St.Rose	Director
Robert Norstrom	Director
Esther Browne	Director
Estherlita Cumberbatch	Corporate Secretary

### PRINCIPAL OFFICERS:

#### Elizabeth Bousquet, MSc

Int. Construction Mgmt & Engineer – Manager

#### Dudley Gould,

Dip General Engineering –  
Maintenance Manager

**Peter Leonce** – Senior Properties Officer

### MANAGEMENT ANALYSIS

The Property Holding and Development Company of Saint Lucia Limited (ProDev) recorded profit after tax at \$4.0 million as at December 31, 2007 representing a decline 33% from the previous year's profit of \$5.9 million. Adjusted profits for 2006 included higher fair value gains derived from the revaluation of the company's properties arising from the adoption of International Financial Reporting Standards in accounting for investment properties. Rental revenue amounted to \$9.1 million increasing by 6% from the previous year. Additional finance costs were incurred from the underwriting of a new bond issue for new external borrowings for refinancing of intra-group loans and for new property developments proposed to commence in 2008.

Return on assets was recorded at 5%, while return on equity was recorded at 10%. Investment properties increased from \$67.2 million in 2006 to \$69.06 million in 2007; mainly due to the revaluation of the Company's properties; bringing total asset value to \$76.2 million at December 2007.

ProDev remains committed to providing a safe and comfortable working environment for employees of all subsidiaries as well as external tenants to assist in facilitating the delivery of quality service to all customers. As part of this commitment during 2007, ProDev completed the renovation of the Bank of Saint Lucia Limited Waterfront Branch and commenced the extension and renovation of the Bank of Saint Lucia Limited Gros Islet Branch. Preliminary design work for the construction of a new building to accommodate the offshore banking services and the Group's wealth management services, was completed and presented towards the end of 2007, while plans are at an advanced stage for improvement work to some of the existing Bank of Saint Lucia Limited branches. In 2008 ProDev will begin to explore external relationships for participation in real estate development. This new strategic initiative should assist in generating future external revenue for the company and for the Group in general.

### Property Holding & Development Company Limited Financial Highlights at December 31, 2007

ASSETS	2007	2006
	EC \$000	EC \$000
Investment properties	69,060	67,179
Other	7,165	1,652
<b>Total Assets</b>	<b>76,225</b>	<b>68,831</b>
<b>LIABILITIES</b>		
Long term loans	29,543	27,193
Other	7,368	5,389
<b>Equity</b>	<b>39,314</b>	<b>36,249</b>
Total Liabilities and Equity	76,225	68,831
<b>INCOME &amp; EXPENSES</b>		
Total Income	10,675	12,480
Total Expenses	5,661	5,385
Taxes	1,049	1,151
<b>Net Income after Tax</b>	<b>3,965</b>	<b>5,944</b>



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Properties Officer