

DIRECTORS' REPORT

On behalf of the Board of Directors of Sagicor Real Estate X Fund Limited (X Fund or the Group), we present the performance of our Group of companies for the period ended March 2026.

OVERVIEW

Sagicor Real Estate X Fund Limited generated net profit attributable to stockholders of \$391.47 million, a marginal \$10.95 million reduction when compared to the same period last year. The Group's performance from core operations, specifically Direct Hotel and Commercial Operations, improved by 42% from \$330.14 million in prior period to \$469.38 million at the end of the current quarter. Net profits from core operations ended the March quarter at 61% of full year 2025. This highlights the Group's ability to grow earnings despite current macro-economic conditions, which resulted from a combination of increased revenues and improved cost efficiency. The Group's earnings per share (EPS) of \$0.17 was below the prior period of \$0.18. X Fund's share price ended the quarter at \$10.50 with a market capitalisation of \$23.55 billion.

EARNINGS

Total Revenue stood at \$2.37 billion at the end of the first quarter, down by 3% when compared to the same quarter in the previous year. X Fund's modest contraction in growth was primarily due to prevailing market conditions which led to capital losses of \$28.98 million (March 2025 gains: \$67.49 million) and lower interest income of \$34.78 million. This was partially offset by a 42% increase in net investment property income coupled with a growth in hotel revenue to \$2.30 billion from \$2.24 billion in prior period.

DIRECT HOTEL OPERATIONS

DoubleTree Orlando's (DTO) net profit increased by 42% over the corresponding period, ending the

quarter at \$452.43 million. The hotel results were positively impacted by higher occupancy levels and a reduction in operating expenses from \$1.54 billion at March 2025 period end to \$1.46 billion at March 2026, indicating the effectiveness of cost containment initiatives to improve margins. Increase in guest spending resulted in a 9% growth in Food and Beverage revenues over same period last year. Earnings before interest, tax, depreciation and amortisation (EBITDA) for the period was at \$834.44 million, reflecting a growth of 18% compared to same time last year.

COMMERCIAL OPERATIONS

Commercial operations reported a net profit of \$16.95 million (March 2025: \$11.98 million) for the period. The segment's improved performance was underpinned by higher rental income from investment property, primarily reflecting rental rate increases.

OTHER OPERATIONS

This segment reflected a net loss of \$77.91 million (March 2025: \$72.28 million profit). The loss was reflective of the volatility in the foreign exchange market combined with a lower interest rate environment as well as inflationary impacts on operating costs. As a result, the investment portfolio's quarterly earnings declined by \$96.36 million relative to the prior quarter.

LIQUIDITY AND SOLVENCY

The Group generated positive cash flows from operating activities of \$960.43 million representing a 148% improvement on March 2025 of \$387.22 million. Cash and cash equivalents grew to \$5.02 billion from \$2.95 billion in the comparable quarter last year.

BALANCE SHEET

Total assets ended the quarter at \$30.48 billion, reflecting a \$410.57 million expansion when compared to December 2025. This rise resulted



mainly from growth in investment portfolio and cash resources. Shareholders' Equity increased to \$23.87 billion representing an increase of \$267.71 million over December 2025.

OUTLOOK

The global tourism and hospital industry remains strong with positive signs of continued growth. According

to the World Travel and Tourism Council (WTTC), the sector's global contribution to GDP is projected to rise to 4.3%, outpacing general economic expansion. This is expected to be fueled by accelerated international travel demand and higher international visitor spending. The World Travel & Tourism council projects an increase in global visitor spending of 3.2% over December 2025.

HIGHLIGHTS

	March 2026 Unaudited	March 2025 Unaudited
Total Revenue - J\$ billion	2.37	2.45
Earnings before interest, tax, depreciation and amortization (EBITDA) - J\$ billion	0.78	0.80
Net Profit attributable to stockholders - J\$ billion	0.39	0.40
Earnings per stock unit -J\$	0.17	0.18
Total Assets - J\$ billion	30.48	32.97
Stockholders' Equity J\$ billion	23.87	22.67
JSE X Fund share price - J\$	10.50	8.64
Market capitalization - J\$ billion	23.55	19.38

\$0.39B
Net Profit

\$2.37B
Total Revenue

\$23.87B
Stockholders' Equity

\$30.48B
Total Assets

\$0.17
Earnings Per Stock Unit

The U.S. tourism industry is expected to recover for the remainder of 2026, with international travel anticipated to grow, ranging from 3.7% to 10.2%, contingent on a rebound of in-bound travel and World Cup related activities. This will be supported by continued growth in domestic travel, though at a reduced rate compared to 2025, as demand expansion remains sensitive to current macro-economic conditions. The U.S. Travel Association expects the increase in both local and international travel to impact positively on hotel demand leading to an increase of 2.9% over 2025. Despite risk factors relating to inflation, interest rates and fuel prices that may dampen travel demand, the sector is expected to remain resilient, supported by growing demand for leisure, entertainment and recreational activities.

The Cayman Islands economy is projected to grow by approximately 2.2% in 2026. This economic growth is driven by infrastructure development, tourism and financial services sector. The continued economic prosperity, alongside a growing population and high stayover tourism expansion, are expected to provide favourable economic conditions for the Group's commercial real estate holdings. Retail space occupancy levels remain strong at approximately 90% to 95%, contributing to sustainable rental income and providing support for continued rental rate increases.


The Planning institute of Jamaica (PIO) estimated a contraction in the Jamaican economy for the fourth quarter of 2025 at 7.5% which was significantly below initial estimates of between 11% and 13%. This is an indication that the economy has

been rebounding at faster pace than expected following the passing of hurricane Melissa. This continues to fuel recovery expectations as early as the fourth quarter of the current year. The current near-term challenge within the Jamaican economic environment is not expected to have a significant impact on the Group's core operating performance, as X Fund's portfolio has only a limited 1% exposure to Jamaican real estate through its Sigma holdings.

X Fund continues to carefully monitor and assess the current economic environment and make decisions in the best interest of our stakeholders. This assessment will include exploring opportunities within Jamaica that will provide sustained value and thereby contribute to a stronger rebuilding and recovery of the country. We sincerely thank our stakeholders for the

confidence they continue to place in us, as we look forward to the future with optimism.

On behalf of The Board of Directors:



Howard Mitchell
Chairman



Bruce James
Director

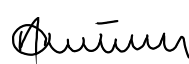
07 May 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 31 March 2026

(Expressed in thousands of Jamaican dollars)

	March 2026 Unaudited	December 2025 Audited	March 2025 Unaudited
ASSETS			
Non-Current Assets			
Property, plant and equipment	18,701,753	18,653,935	18,030,003
Investment property	1,652,824	1,636,971	1,604,917
Investment in Sigma Real Estate Portfolio	305,271	305,523	285,330
Financial investments	1,623,480	1,742,791	6,761,969
	<u>22,283,328</u>	<u>22,339,220</u>	<u>26,682,219</u>
Current Assets			
Inventories	57,957	60,178	65,288
Receivables	738,743	924,917	849,743
Securities purchased under resale agreement	3,987,147	3,688,809	2,264,652
Financial investments	2,828,691	2,863,133	322,209
Cash resources	586,953	195,997	2,789,634
	<u>8,199,491</u>	<u>7,733,034</u>	<u>6,291,526</u>
TOTAL ASSETS	30,482,819	30,072,254	32,973,745
STOCKHOLDERS' EQUITY AND LIABILITIES:			
Stockholders' Equity attributable to:			
Stockholders' of the company			
Share capital	12,642,512	12,642,512	12,642,512
Currency translation reserve	2,441,540	2,565,302	2,450,708
Fair value reserve	6,473,369	6,473,369	6,263,299
Retained earnings	2,309,744	1,918,274	1,312,382
Total Equity	23,867,165	23,599,457	22,668,901
Liabilities			
Non-Current Liabilities			
Deferred income taxes	2,523,521	2,538,741	2,445,793
Borrowings	-	2,874,061	-
	<u>2,523,521</u>	<u>5,412,802</u>	<u>2,445,793</u>
Current Liabilities			
Payables	693,966	646,013	623,304
Contractual Liabilities	138,562	124,569	153,322
Borrowings	3,031,248	237,638	6,754,242
Taxation payable	228,357	51,775	328,183
	<u>4,092,133</u>	<u>1,059,995</u>	<u>7,859,051</u>
Total Liabilities	6,615,654	6,472,797	10,304,844
TOTAL STOCKHOLDERS' EQUITY AND LIABILITIES	30,482,819	30,072,254	32,973,745



Howard Mitchell
Chairman
07 May 2026



Bruce James
Director

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

for the year three months ended 31 March 2026

(Expressed in thousands of Jamaican dollars)

	March 2026 Year -to-date Unaudited	March 2025 Year -to-date Unaudited	December 2025 Full Year Audited
Revenues:			
Interest income	82,044	116,828	398,306
Net investment property income	22,845	16,118	87,320
Net capital (losses)/gains on financial assets	(28,982)	67,492	337,320
Hotel revenue	2,295,517	2,244,573	7,639,296
Other income	-	-	20,813
Total revenues	2,371,424	2,445,011	8,483,055
Expenses:			
Hotel expenses	1,461,080	1,539,934	5,749,937
Depreciation	155,221	163,105	609,362
Interest and other financing costs	50,206	84,428	246,310
Other operating expenses	132,371	104,925	516,404
Total expenses	1,798,878	1,892,392	7,122,013
Profit before taxation	572,546	552,619	1,361,042
Taxation	(181,076)	(150,199)	(352,730)
Net profit	391,470	402,420	1,008,312
Earnings per stock unit for profit attributable to stockholders of the Company:			
Basic and fully diluted	\$0.17	\$0.18	\$0.45
Net profit	391,470	402,420	1,008,312
Other comprehensive income, net of taxes:			
Items that may be subsequently reclassified to profit or loss			
Re-translation of foreign operation	(123,762)	195,672	310,266
Items that will not be subsequently reclassified to profit or loss			
Unrealised gains on revaluation of property, plant and equipment	-	-	210,070
Total other comprehensive income recognised in stockholders' equity, net of taxes	(123,762)	195,672	520,336
Total comprehensive income	267,708	598,092	1,528,648

Sagicor Real Estate X Fund Limited

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REAL ESTATE X FUND

NSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the year three months ended 31 March 2026
(Expressed in thousands of Jamaican dollars)

	Share Capital	Currency Translation Reserve	Fair Value and Other Reserves	Retained Earnings	Total Stockholders' Equity Audited
Period ended 31 March 2026					
Balance as at 31 December 2025	12,642,512	2,565,302	6,473,369	1,918,274	23,599,457
Total comprehensive income for the period	-	(123,762)	-	391,470	267,708
Period ended 31 March 2026	12,642,512	2,441,540	6,473,369	2,309,744	23,867,165
Period ended 31 March 2025					
Balance as at 31 December 2024	12,642,512	2,255,036	6,263,299	909,962	22,070,809
Total comprehensive income for the period	-	195,672	-	402,420	598,092
Period ended 31 March 2025	12,642,512	2,450,708	6,263,299	1,312,382	22,668,901

CONSOLIDATED STATEMENT OF CASH FLOWS

for the year three months ended 31 March 2026
(Expressed in thousands of Jamaican dollars)

	March 2026 Unaudited	March 2025 Unaudited	December 2025 Audited
Cash Flows from Operating Activities:			
Net Profit	391,470	402,420	1,008,312
Adjustments for:			
Items not affecting cash:			
Depreciation and amortisation	155,221	163,105	609,362
Amortisation of franchise fees	223	616	1,667
Interest income	(82,043)	(116,828)	(398,306)
Interest expense	50,206	84,428	246,310
Income tax charges	181,076	150,199	352,730
Effect of exchange losses/(gains) on foreign currency balances	12,513	(69,249)	(52,869)
Fair value gains on investment property	-	-	(32,054)
Fair value losses/(gains) on units held in Sagicor Sigma Funds	252	139	(20,053)
Fair value (gains)/losses on other financial investments	(365)	3,020	(21,220)
	708,553	617,850	1,693,879
Changes in other operating assets and liabilities:			
Accounts receivable	182,924	(106,450)	(176,707)
Inventories	1,742	11,982	17,793
Accounts payable	63,066	(76,372)	(88,273)
Related parties - Liabilities	4,144	-	-
Income taxes paid	-	(59,792)	(524,100)
Net cash generated by operating activities	960,429	387,218	922,592
Cash Flows from Investing Activities:			
Purchase of property, plant and equipment, net	(349,778)	(109,263)	(769,509)
Restricted cash	-	(172,404)	1,939,592
Net sale of investments	(209,851)	(1,662,722)	1,716,166
Interest received	57,053	84,317	265,720
Net cash (used in)/provided by investing activities	(502,576)	(1,860,072)	3,151,969
Cash Flows from Financing Activities:			
Loan repayment	(56,541)	(45,266)	(6,791,013)
Loan proceeds	-	-	3,093,251
Interest paid	(49,431)	(81,763)	(284,863)
Net cash used in financing activities	(105,972)	(127,029)	(3,982,625)
Cash and cash equivalents:			
Increase/(Decrease) in cash and cash equivalents	351,881	(1,599,883)	91,936
Effect of exchange rate on cash and cash equivalents	(34,841)	44,987	105,770
Cash and cash equivalents at beginning of period	4,707,219	4,509,513	4,509,513
Cash and cash equivalents at end of period	5,024,259	2,954,617	4,707,219
Comprising:			
Cash and bank	586,953	690,581	195,997
Investment securities	452,375	-	828,833
Securities purchased under resale agreement	3,984,931	2,264,036	3,682,389
	5,024,259	2,954,617	4,707,219

CONSOLIDATED SEGMENTAL FINANCIAL INFORMATION

for the year three months ended 31 March 2026
(Expressed in thousands of Jamaican dollars)

for three months ended 31 March 2026	Direct Hotel Operations	Commercial Operations	Other	Eliminations	Group Unaudited
Operating results:					
External revenues	2,295,517	22,845	82,044	-	2,400,406
Net capital losses on financial assets and liabilities	-	(252)	(28,730)	-	(28,982)
Total revenue	2,295,517	22,593	53,314	-	2,371,424
Operating expenses	(1,461,080)	-	(132,371)	-	(1,593,451)
Depreciation	(155,221)	-	-	-	(155,221)
Finance costs	(50,206)	-	-	-	(50,206)
Profit/(loss) before taxation	629,010	22,593	(79,057)	-	572,546
Taxation	(176,577)	(5,648)	1,149	-	(181,076)
Net profit/(loss)	452,433	16,945	(77,908)	-	391,470
Segment assets:					
Total assets	22,561,845	1,958,095	6,061,484	(98,605)	30,482,819
Segment liabilities:					
Total liabilities	6,376,428	-	337,831	(98,605)	6,615,654
Other Segment items:					
Capital expenditure: Property, plant and equipment					349,778

Geographical Information	United States of America		Total
	Caribbean	America	
Revenue	6,187,538	2,295,517	8,483,055
Total Assets	7,920,974	22,561,845	30,482,819

for the three months ended March 31, 2025	Direct Hotel Operations	Commercial Operations	Other	Eliminations	Group Unaudited
Operating results:					
External revenues	2,244,573	16,118	116,828	-	2,377,519
Net capital (losses)/gains on financial assets and liabilities	-	(139)	67,631	-	67,492
Total revenue	2,244,573	15,979	184,459	-	2,445,011
Operating expenses	(1,539,934)	-	(104,925)	-	(1,644,859)
Depreciation	(163,105)	-	-	-	(163,105)
Finance costs	(84,428)	-	-	-	(84,428)
Profit before taxation	457,106	15,979	79,534	-	552,619
Taxation	(138,948)	(3,995)	(7,256)	-	(150,199)
Net profit	318,158	11,984	72,278	-	402,420
Segment assets:					
Total assets	25,198,248	1,890,248	5,943,337	(58,088)	32,973,745
Segment liabilities:					
Total liabilities	10,135,773	-	227,159	(58,088)	10,304,844
Other Segment items:					
Capital expenditure: Property, plant and equipment					109,263

Geographical Information	United States of America		Total
	Caribbean	America	
Revenue	200,438	2,244,573	2,445,011
Total Assets	7,775,497	25,198,248	32,973,745

Explanatory Notes

Identification

Sagicor Real Estate X Fund Limited (X Fund), the Company, is incorporated as an international business company under the International Business Companies Act, 1999 (as amended) of Saint Lucia. The largest shareholder is the Sagicor Pooled Pension Investment Funds, which are administered by Sagicor Life Jamaica Limited.

The Company is the parent of X Fund Properties Limited, a wholly owned subsidiary incorporated and domiciled in Jamaica. X Fund Properties Limited is the parent of X Fund Properties LLC, a subsidiary incorporated and domiciled in Delaware, USA.

These condensed financial statements have been prepared in conformity with International Accounting Standard (IAS) 34 Interim Financial Reporting and the accounting policies as set out in note 2 of the December 31, 2025, audited financial statements.

There are several new standards, interpretations and amendments to published standards that came into effect 1 January 2026. No significant impact to the financial statements has been determined from the adoption of these standards.



REAL ESTATE X FUND