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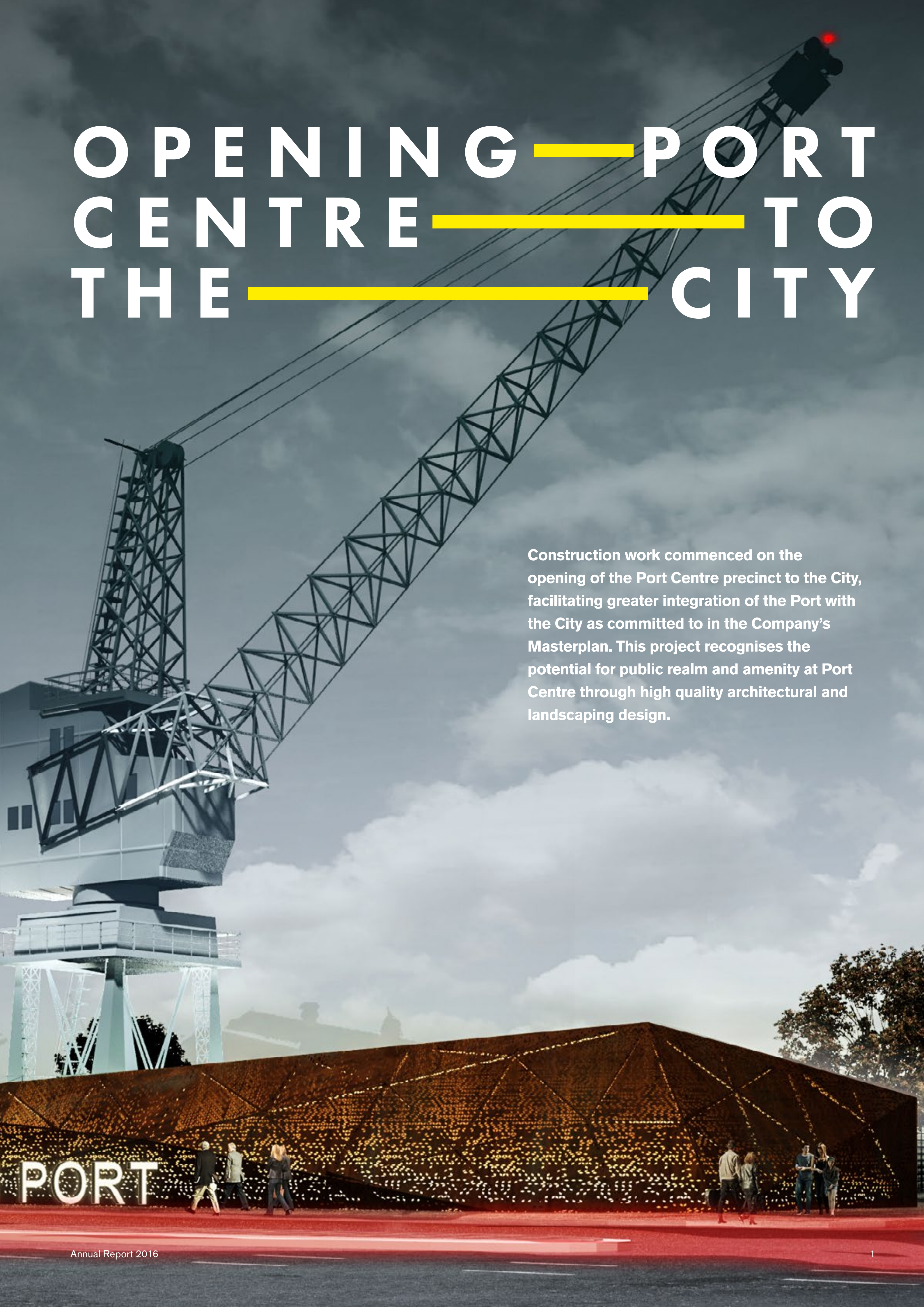
DUBLIN PORT COMPANY

ANNUAL REPORT AND FINANCIAL STATEMENTS 2016

Contents

OPENING PORT CENTRE TO THE CITY

Construction work commenced on the opening of the Port Centre precinct to the City, facilitating greater integration of the Port with the City as committed to in the Company's Masterplan. This project recognises the potential for public realm and amenity at Port Centre through high quality architectural and landscaping design.



2016 Financial Highlights

Turnover (€m)

▲5.1%

2016	81.6
2015	77.7
2014	72.1
2013	68.4
2012	65.3

Operating profit (€m)

▲6.1%

2016	45.6
2015	42.9
2014	36.1
2013	32.8
2012	29.1

Profit after tax (€m)

▲7.3%

2016	39.0
2015	36.4
2014	30.6
2013	26.0
2012	22.8

Capital expenditure (€m)

▲260.6%

2016	44.2
2015	17.0
2014	9.4
2013	13.5
2012	16.3

Total Equity (€m)

▲6.4%

2016	349.6
2015	328.5
2014	284.0
2013	269.1
2012	265.7

Dividends (€m)

▲24.0%

2016	10.9
2015	8.8
2014	8.0
2013	15.0
2012	10.2

EBITDA (€m)

▲8.8%

2016	53.6
2015	49.3
2014	43.2
2013	41.5
2012	39.6

TRADE VOLUMES UP 6.3% IN 2016 — 2015: up 6.4%

TOTAL THROUGHPUT WAS 34.9 MILLION TONNES — 2015: 32.8 Million tonnes

944,531 RORO UNITS PASSED THROUGH THE PORTS FERRY TERMINALS — 2015: 877,826 vehicles

663,732 TEUs WERE HANDLED IN THE PORTS THREE CONTAINER TERMINALS — 2015: 614,226 TEUs

1,814,089 PASSENGERS TRAVELLED THROUGH THE PORT — 2015: 1,797,691

159,124 CRUISE PASSENGERS AND CREW ON 109 CRUISE VESSELS VISITED THE PORT — 2015: 148,891

Key Financial Performance Indicators

	2016 €'000	2015 €'000
Revenue	81,633	77,674
Operating Profit	45,554	42,941
Operating Margin (%)	55.8%	55.3%
EBITDA	53,642	49,306
EBIT	45,554	42,941
Net Interest Charges	847	833
Interest cover		
- EBITDA basis (times)	63.3	59.2
- EBIT basis (times)	53.8	51.5
Net Cash / (Debt)	2,986	35,074
Net Cash / (Debt) as a percentage of total equity (%)	0.9%	10.7%
Net Cash / (Debt) as a percentage of fixed assets (%)	0.9%	11.9%
Return on Capital Employed (ROCE) (%)	13.9%	14.4%

EBIT - earnings before finance costs and tax
EBITDA - earnings before finance costs, tax, depreciation, amortisation, exceptional items and non-exceptional redundancy costs
Interest cover - the ratio of EBITDA or EBIT to net interest charges
ROCE - the ratio of operating profit to average capital employed

	2016 €'000	2015 €'000
EBIT	**45,554**	**42,941**
Depreciation	9,082	7,654
Amortisation	(475)	(489)
Revaluation of investment property	(350)	(800)
Profit on disposal of fixed assets	(169)	-
EBITDA	**53,642**	**49,306**

Directors and Other Information

Lucy McCaffrey
Chairperson

In a career spanning thirty years, Lucy McCaffrey has worked as a business consultant with public and private sector organisations in Ireland and leading multinationals in Europe, the United States and Africa. In 1992, following a number of years with Boston-based innovation consultancy Synectics Inc. she founded Latitude, a consultancy that specialises in supporting strategic organisational change. Latitude's private sector assignments have spanned the financial services, manufacturing, professional and service sectors. Public sector work has included the facilitation of significant change programmes within a wide range of organisations and initiatives to foster inter-organisation effectiveness and collaboration.

Lucy was first appointed Chairperson of Dublin Port Company by the Minister for Transport in December 2009 and was re-appointed in 2014. She serves as a Director of The Dublin Docklands Development Authority, was a Director of Dublin Port Company between 1997 and 2002 and served on the board of the Project Arts Centre for a five year term (1988-1993).

Eamonn O'Reilly
Chief Executive

Eamonn O'Reilly was appointed Chief Executive of Dublin Port Company in August 2010 having previously held the position of Chief Executive at Portroe Stevedores, the Dublin Port based cargo handling business, since 2005. Eamonn also held the role of group development manager of Portroe's parent Company, Doyle Shipping Group, during that time.

Prior to joining the Doyle Shipping Group, Eamonn was Project Manager for Securicor Ireland and has also worked as a management consultant with KPMG. He served as Chief Executive of Marine Terminals Limited between 1992 and 1996.

Eamonn is a chartered engineer having graduated from University College Dublin and holds an MBA from Trinity College Dublin. Eamonn is a member of Engineers Ireland.

Paul Bates
Director

Paul was appointed to the Board in September 2013 by the Minister for Transport, Tourism and Sport. In a Civil Service career spanning 44 years, Paul served in a range of Government Departments, including 18 years on the Tourism portfolio and 4 years as Commercial Counsellor at the Irish Permanent Representation to the EU in Brussels. Before retiring in March, 2013, Paul served as Assistant Secretary General and Head of the Tourism Division in the Department of Transport, Tourism and Sport.

Paul's experience includes strategic policy development and analysis, programme design and management, effecting the restructuring of State agencies, governance of State bodies and drafting legislation.

Paul studied economics at UCD and has completed the Assistant Secretary Leadership Challenge Programme at Harvard University.

He previously was appointed by the Government as a member of the Irish Film Board, as a Director of the Shannon Free Airport Development Company Limited and as a Director of Overseas Tourism Marketing Initiative Limited.

Directors and Other Information

(continued)

Geoffrey Darling
Director

Geoff was appointed to the Board by the Minister for Transport, Tourism and Sport in July 2014. A shipping consultant and investor in ships, Geoff has more than 40 years' experience within the shipping industry, both at sea and ashore.

Geoff is an advisor to and a founding member of a privately held investment group in the shipping industry. The Company co-invests in or builds ships in various shipping market segments.

As a consultant he advises various clients on commercial and operational aspects within the shipping industry.

Previously (1992 to 2005) Geoff was a founding shareholder/director of an independent reefer ship chartering and operations Company serving various ship owning and investor clients. The Company developed into one of the foremost Specialised Reefer Operators and Pool Managers. As a Chief Operations Officer and Director he was involved in all aspects of the Company's activities. He has a great deal of experience working with ports worldwide as a customer.

His experience ashore (1989 to 1992) also includes periods as Operations Manager for a ship owner, and a Container Planner (1985) for a consortium of shipping lines.

Geoff is a qualified Class 1 Master Mariner whose sea experience encompasses more than 15 years (1972 to 1989), in ranks from Cadet to Captain, on a variety of ship types trading worldwide.

Prior to embarking on a career at sea Geoff worked for Bank of Ireland.

Emer Finnan
Director

Emer Finnan was appointed to the Board of Dublin Port Company in February 2011 by the Minister for Transport. Emer is a finance professional with over 20 year's experience, and is a Partner and Senior Managing Director of Kildare Partner's (a private equity fund), since September 2013. Prior to taking up this position, Emer headed up NCB's financial institutions Group between September 2012 and September 2013. From January to September 2012 Emer worked as an independent consultant. Emer held the role of Finance Director with EBS Building Society from February 2010 to December 2011 and held strategic roles in EBS between 2005 and 2010, in addition to fulfilling the role of Company Secretary during much of that period. Prior to joining EBS, Emer worked as a Director with NCB Corporate Finance Limited and advised on a large number of transactions in the Irish market. Before that Emer worked with ABN AMRO Bank N.V. and Citibank in corporate finance in London. Emer trained as a Chartered Accountant with KPMG.

Emer is a graduate of University College Dublin and a Fellow of the Institute of Chartered Accountants in Ireland. Emer served on the Board of the RTÉ Authority from 2005 to 2010 and is a Director of C&C Group plc and Temple Street Foundation, the charity associated with the Temple St. Children's Hospital.

John Moore
Director

John Moore joined the Dublin Port and Docks Board in 1977 and has served in a number of senior roles in the organisation including Head of Procurement and Head of Internal Audit. His current role in the organisation is in the Maintenance and Services Department. He joined the Board in 2007 and was re-appointed in 2012.

He is the focal point for ports in Ireland involved in the United Nations Port Training Programme which is aimed at strengthening training capacities and developing human resources of port communities in developing countries.

John completed the Chartered Director programme of the Institute of Chartered Directors. He holds a B.A. in Management and a Masters in Economic Policy Studies from Trinity College Dublin. He is a Graduate Member of the Marketing Institute of Ireland and a member of the Chartered Institute of Internal Auditors.

John is a member of SIPTU and currently serves on the executive committee of the National Worker Directors Group in Ireland.

Michael Sheary
Company Secretary &
Chief Financial Officer

Michael Sheary joined the Company in 1982 and served in a number of senior roles including Assistant Financial Controller until his appointment as Company Secretary and Chief Financial Officer in 2001. Since then Michael has overseen the financial, legal and administrative functions of the Company.

Michael qualified as a Chartered Certified Accountant in 1988 and was admitted as a Fellow of the Association of Chartered Certified Accountants in 1996. Michael is a Director of Ringsend Bridge DAC having previously represented Dublin Port Company as a Director of East Link Limited. Michael also acts as a Trustee of Dublin Port Company's Defined Benefit pension scheme.

Secretary and Registered Office
Michael Sheary
Port Centre
Alexandra Road
Dublin 1

Registered Number: 262367

Principal Bankers
Bank of Ireland
2 Burlington Plaza
Burlington Road
Dublin 4

Auditors
PricewaterhouseCoopers
Chartered Accountants and
Statutory Audit Firm
One Spencer Dock
North Wall Quay
Dublin 1

Actuaries
Mercer
Charlotte House
Charlemont Street
Dublin 2

Solicitors
Beauchamps Solicitors
Riverside Two
Sir John Rogerson's Quay
Dublin 2

Eversheds
One Earlsfort Centre
Earlsfort Terrace
Dublin 2

Mason Hayes & Curran
South Bank House
Barrow Street
Dublin 4

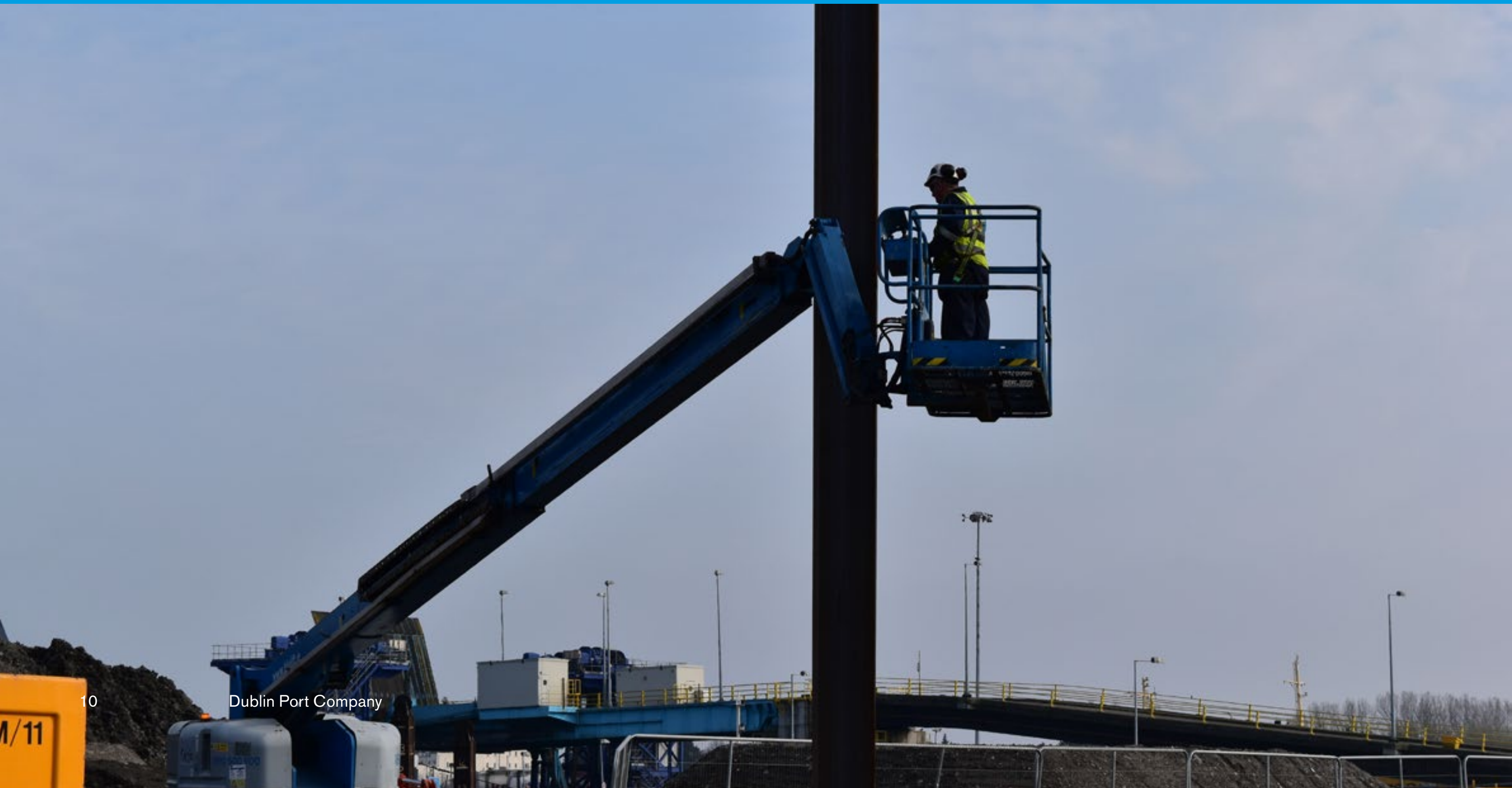
THE ALEXANDRA BA

CROSS CONSTRUCTION COMMENCED

SIN REDEVELOPMENT

BERTH QUAY WORKS EARLY NOVEMBER

THE ALEXANDRA BASIN REDEVELOPMENT INVOLVES THE CONSTRUCTION OF APPROXIMATELY 3KM OF QUAY WALLS, DEEPENING OF THE HARBOUR BASIN AND CHANNEL TO ACCOMMODATE LARGER SEA GOING VESSELS AS WELL AS WORKS ASSOCIATED WITH THE CONSERVATION OF THE PORT'S VICTORIAN INDUSTRIAL HERITAGE.




T: 01-897 5290
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THE ALEXANDRA BASIN REDEVELOPMENT PROJECT IS THE FIRST MAJOR PROJECT TO BE BROUGHT FORWARD UNDER THE COMPANY'S MASTERPLAN 2012 TO 2040. THE PROJECT FORMS PART OF A €600M TEN YEAR CAPITAL EXPENDITURE PROGRAMME APPROVED BY THE BOARD IN DECEMBER 2016.

Chairperson's Statement

Introduction

I am pleased to report that 2016 has been another very successful year for Dublin Port Company. A record level of throughput was handled with total volumes reaching 34.9m tonnes representing a 6.3% increase on the previous year. The main features of throughput performance are summarised as follows:

- Total throughput up 6.3% from 32.8m tonnes to 34.9m tonnes
- Imports up 6.1% from 19.5m tonnes to 20.7m tonnes
- Exports up 6.7% from 13.3m tonnes to 14.2m tonnes

Volume growth in 2016 was again underpinned by strong growth in the unitised sector with the RoRo and LoLo trades recording increases of 6.1% and 6.2% respectively. The combined tonnage of the unitised trades amounted to 28.8m tonnes in 2016. Bulk volumes were also higher, bulk liquid growing by 4.1% to 4m tonnes while the bulk solid sector grew by 15.3% to 2.1m tonnes.

The growth in throughput volumes has contributed to another strong financial performance in 2016 whereby:

- Turnover increased by 5.1% from €77.7m to €81.6m
- Operating Profit increased by 6.1% from €42.9m to €45.6m
- Earnings before interest, tax, depreciation, and amortisation (EBITDA) increased by 8.8% from €49.3m to €53.6m
- Profit for the Financial Year increased by 7.3% from €36.4m to €39.0m

Dublin Port Company's over-riding objective is to facilitate trade and ensure the efficient transit of imports and exports through the Port. Following the strong levels of growth we have seen over the last four years it is clear that the biggest challenge facing us is the continued delivery of capacity within the existing footprint of the Port while ensuring that our customers and terminals remain operational. The manner in which we propose to do this is best set out in the Company's Masterplan 2012-2040.

Masterplan 2012-2040

Dublin Port Company adopted the Masterplan 2012 to 2040 ("the Masterplan") in January 2012 following an extensive public consultation, stakeholder engagement and environmental assessment process.

The Masterplan provides a vision as to how Dublin Port could be developed to cater for an anticipated doubling in port volumes over the 30 years from 2010 to 2040. It provides strategic guidance and direction on land use within Dublin Port recognising that the optimal use of a scarce land and quayside resource remains an important factor against which future development of Dublin Port must be carefully planned.

Since its introduction, the Masterplan has in fact played a significant role in providing guidance and strategic context on the future of the Port not only to Dublin Port Company but also to National and Local Government, statutory agencies and planning and development agencies. The Masterplan has informed National Ports Policy, Transport Policy and guided the Planning and

THE MASTERPLAN PROVIDES A VISION AS TO HOW DUBLIN PORT COULD BE DEVELOPED TO CATER FOR AN ANTICIPATED DOUBLING IN PORT VOLUMES OVER THE 30 YEARS FROM 2010 TO 2040.

Lucy McCaffrey — Chairperson

Chairperson's Statement

(continued)

Permitting Authorities in determining policies and specific proposals concerning Dublin Port.

It was recognised that the Masterplan needed to be kept under review to ensure that it remains relevant and achieves its central objective of providing a clear vision for the development of the Port into the future.

Changes in the demand levels for port infrastructure were recognised as the key element impacting on the timing of a review of the Masterplan. At this juncture in early 2017 it is clear that the level of demand for port infrastructure will likely be greater than originally anticipated due to a higher than originally envisaged level of growth in cargo volumes for the period to 2040 and in January 2017 we launched a public consultation process in respect of our first review of the Masterplan.

Since the Masterplan was published in 2012, there have been a number of significant developments which support the review of the Masterplan. These developments include:

- Economic recovery leading to a return to annual compounding growth in port volumes
- Commencement of the Alexandra Basin Redevelopment Project which, in itself, includes about one-third of the infrastructure development options originally identified in the Masterplan
- Recovering control over 11.2 hectares of Port lands making them available for redevelopment
- Completion of a number of site redevelopments in Dublin Port to provide an additional 16.1 hectares of accessible port lands
- Redevelopment of 720m of quay walls
- Purchase by the Company of a 44 hectare site adjacent to Dublin Airport for the development of a new Dublin Inland Port facility
- Publication of the National Ports Policy, March 2013
- Publication by the Competition Authority of its report Competition in the Irish Ports Sector, November 2013
- Publication of Dublin Port Company's Franchise Policy, May 2014
- Publication by NTA of its Transport Strategy for the Greater Dublin Area, 2016 to 2035
- Creation of the Dublin Bay Biosphere in June 2015 as a joint initiative by:
  - Dublin Port Company
  - Dublin City Council
  - Fingal County Council
  - Dun Laoghaire Rathdown County Council
  - Department of Arts, Heritage and the Gaeltacht
  - Fáilte Ireland
- Creation of the Poolbeg West Strategic Development Zone, May 2016
- Publication by Dublin City Council of the Dublin City Development Plan 2016 to 2021

The Masterplan was originally produced in order to provide all of the Port's stakeholders with a clear view as to how the Port will be developed in the long-term.

Now, five years on, there is more clarity as to how Dublin Port should be developed in order to meet the objectives set out in the Masterplan.

The Masterplan Review 2017 is intended to update and refine the infrastructure development options for Dublin Port and, in doing this, to ensure that the Masterplan continues to provide the best solution for the future sustainable development of Dublin Port through to 2040.

SINCE THE MASTERPLAN WAS PUBLISHED IN 2012, THERE HAVE BEEN A NUMBER OF SIGNIFICANT DEVELOPMENTS WHICH SUPPORT THE REVIEW OF THE MASTERPLAN.

Dublin Inland Port

In 2016 the Board made the landmark decision to acquire 44 hectares of land located at the Dublin Airport Logistics Park adjacent to the M50, for the purpose of establishing an External Port Logistics Zone. Ministerial approval for the acquisition was received in July 2016.The rationale for the acquisition of additional lands had been well developed in the context of the Company's land policies as set out in the Masterplan, Strategic Plan, and Franchise Policy.

In particular the Masterplan and Strategic Plan had confirmed the objectives of

- utilising the existing footprint of the Port to the greatest extent possible and
- exploring opportunities to expand the Company's land bank outside of the Port estate to facilitate the re-location of non-core activities.

In addition to the foregoing the Board was also cognisant of the continued growth in throughput suggesting that volumes may be significantly greater than originally set out in the Masterplan.

It is envisaged that the lands acquired will facilitate the displacement of non-core port activities in the shorter term and will ultimately provide a staging area to cater for import/export cargoes as port volumes continue to grow.

Initial enabling works will commence on the new Dublin Inland Port during 2017.

Taken together, the Board is confident that the Masterplan review process will provide an updated suite of development options which in conjunction with the implementation of the Alexandra Basin Redevelopment Project and the development of additional facilities at the newly acquired lands will deliver the capacity required to cater for continued growth.

Port – City Integration

In addition to the objective of providing the capacity required to cater for future growth, the Masterplan, recognising the very strong bonds that have existed for centuries, also sets the objective of greater integration of the Port with the City.

One of the ways in which we endeavour to achieve this objective is through our Corporate Social Responsibility ("CSR") and Soft Values strategies.

Dublin Port Company views its CSR programme as the commitment of the Port to contribute to sustainable economic development – working with employees, the local community and society at large to improve the quality of life, in ways that are both good for the business of the Port and good for Dublin City, its citizens and visitors.

Chairperson's Statement

(continued)

In 2016 Dublin Port Company opened a new state-of-the-art Seafarer's Centre following a €0.5m investment in the facility located at the site of the old Odlum's flour mill. The centre will support over 7,500 visiting seafarers a year arriving from all over the world.

In keeping with this commitment, Dublin Port Company is keenly aware of the strong connection with local communities which has been established over many years and the CSR programme seeks to support activities in local communities in the areas of education, sports and community projects.

Key initiatives in 2016 included our involvement with:

- Ringsend District Response to Drugs (RDRD)
- National College of Ireland Early Learning Initiative
- Dublin Port Company's on-going Scholarship programme
- Various sporting clubs and activities

In keeping with the commitments set out in the Masterplan, the Board has approved a soft values framework which will further underpin the objective of Port / City reintegration. The aim in this regard is to ensure that we have a development framework that is compatible with the adjoining areas with particular regard for areas in Dublin Bay which are designated under EU environmental legislation.

The framework seeks to ensure that we:

- Integrate new development with the built and natural landscapes of the surrounding area
- Promote sustainable design in the natural and built environment
- Secure the preservation of all protected structures within the port estate
- Promote the principles of Universal Design to make environments inherently accessible for those with and without disabilities
- Promote Dublin Port for recreation and amenity by highlighting walks and cycle routes offering facilities for bird watching and viewing wildlife as well as views of the bay and the wider environment as well as the activity within the Port
- Develop landmark attractions such as a Port Heritage Centre
- Maximise public access to the waterfront and enhance the public realm by landscaping and by high cleanliness standards

In 2015 we completed a project which reconfigured the Diving Bell on Sir John Rogerson's Quay. This project has made this historically important piece of Dublin Port

THE PORT PERSPECTIVES INITIATIVE LAUNCHED IN 2017 IS ONCE AGAIN FOCUSSED ON THE RECONNECTION OF THE PORT AND THE CITY

Heritage accessible to the general public who can access and interpret the history of the development of Dublin Port and the contribution to this development by the famous engineer Bindon Blood Stoney.

In 2016 we completed work on the new Seafarer's Centre on Alexandra Road and commenced work on a project to open up the Port Centre precinct onto East Wall Road transforming how the port estate presents itself to the rapidly developing docklands.

Future initiatives will include a Timeball installation on Sir John Rogerson's Quay, installation of an old port crane as industrial heritage on North Wall Quay and refurbishment of the Kittiwake Lightship as a multi-purpose and movable venue for entertainment and exhibitions.

In addition to the capital projects set out above we have also pursued a number of cultural initiatives including Starboard Home in 2016 and Port Perspectives in 2017.

Under the Starboard Home initiative we worked with the National Concert Hall to commission artists to create new works which would harness music, song and the written word to create a contemporary song cycle focussing on the historical link between the Port and the City. This successful initiative resulted in the release of an album promoted by two concerts in 2016.

The Port Perspectives initiative launched in 2017 is once again focussed on the reconnection of the Port and the City and comprises a number of elements including:

- The Hugh Lane exhibition of over 70 works of the Antwerp artist Eugene Van Mieghem (1875 to 1930) whose work captured many facets of the life of the Port and the City of Antwerp over decades including through the First World War and the era of mass migration to the US
- New commissioning of 3 separate pieces of artworks on Port Lands
- Dublin Port producing a programme of engagement with local communities and art colleges

Conclusion

In conclusion, I would like to thank my colleagues on the Board for their work over the past year.

In November 2016 Emer Finnan was reappointed to the Board of the Company by the Minister for Transport, Tourism and Sport. Emer brings a wide range of financial experience to the Board and Chairs the Company's Audit and Risk Committee. During 2016 the terms of office of Helen Collins and Pat Magner came to an end and I would like to take this opportunity to thank them both for their valuable contributions and service during their time in office.

I would like to thank the Chief Executive, Eamonn O'Reilly, the management team and all the staff of Dublin Port Company for their work over the last year. Their commitment and dedication has ensured that the Company continues to go from strength to strength and that it is well placed to deliver on the over-riding objective of facilitating trade and trade growth in the years ahead.

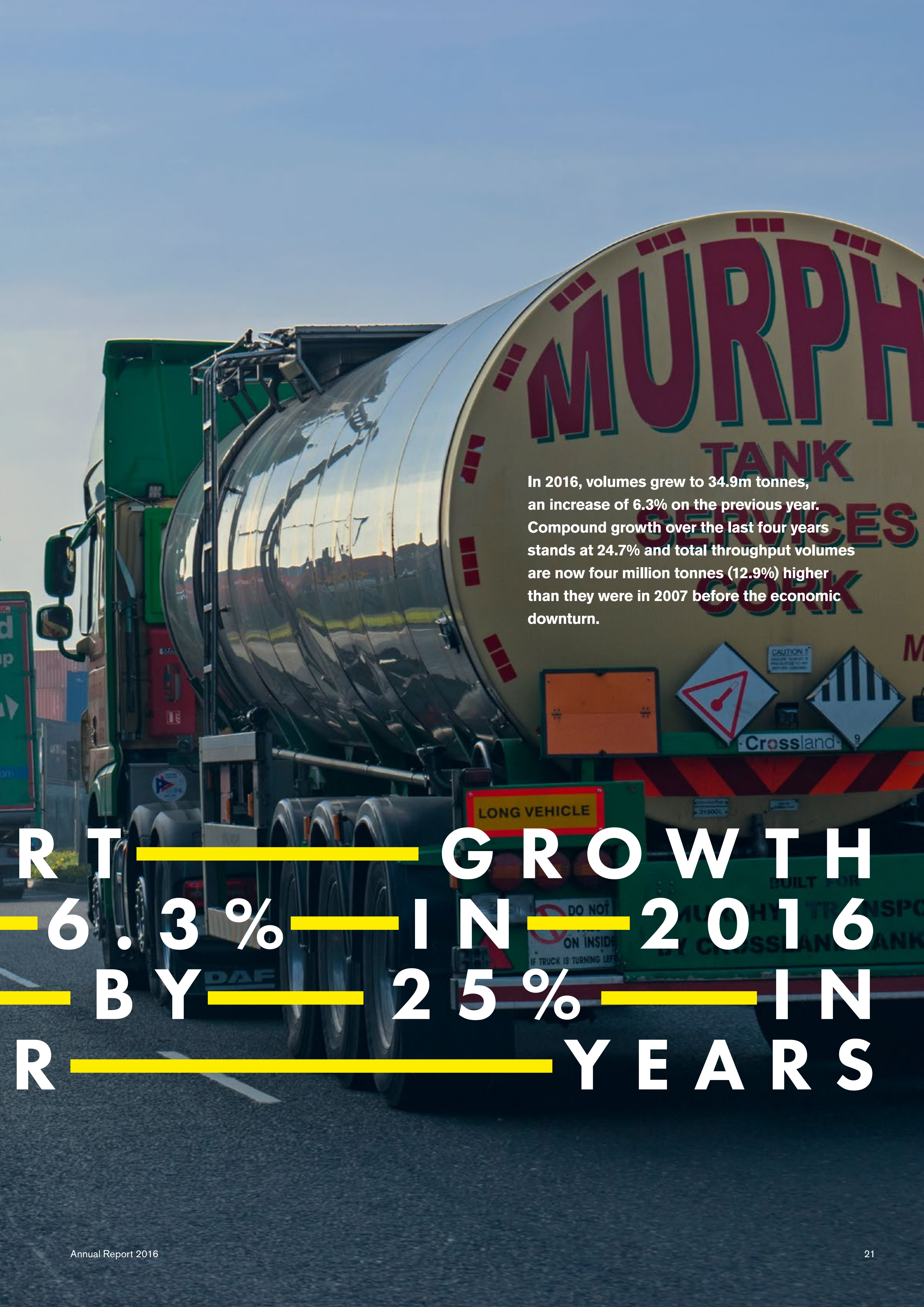
I would also like to thank the Minister and his team at the Department of Transport, Tourism and Sport for their continued active engagement with us during 2016.

Finally, in addition to thanking our customers for their continued business I would like to thank all our stakeholders for their help and support over the course of the year.

Lucy McCaffrey
Chairperson

31st March 2017

DUBLIN PO INCREASES BY VOLUMES UP JUST FOU



In 2016, volumes grew to 34.9m tonnes, an increase of 6.3% on the previous year. Compound growth over the last four years stands at 24.7% and total throughput volumes are now four million tonnes (12.9%) higher than they were in 2007 before the economic downturn.

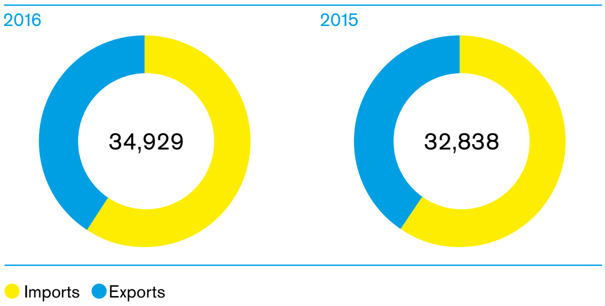
RT GROWTH
6.3% IN 2016
BY 25% IN
R YEARS

GROWTH WAS STRONG ON BOTH THE IMPORT AND EXPORT SIDES REFLECTING THE GENERALLY POSITIVE PERFORMANCE OF THE ECONOMY DURING THE YEAR.

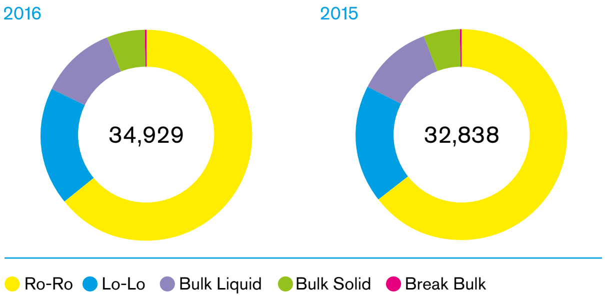
Eamonn O'Reilly — Chief Executive Officer

Chief Executive's Review

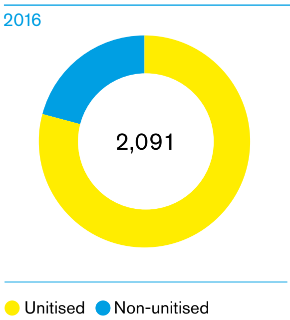
Gross tonnes imports/exports ('000)



Gross tonnes modes ('000)



Unitised /non-unitised split



Dublin Port Trade Review

In 2016, volumes grew to 34.9m tonnes, an increase of 6.3% on the previous year. Compound growth over the last four years stands at 24.7% and total throughput volumes are now four million tonnes (12.9%) higher than they were in 2007 before the economic downturn.

Growth was strong on both the import and export sides reflecting the generally positive performance of the economy during the year.

'000 gross tonnes	2016	2015	% change
Imports	20,745	19,549	6.1%
Exports	14,184	13,289	6.7%
Total	**34,929**	**32,838**	**6.3%**

Our business is increasingly dominated by the unitised modes which together account for 82.5%. A decade ago, they represented 76.9% of total gross tonnage.

'000 gross tonnes	2016	2015	% change
Ro-Ro	22,484	21,191	6.1%
Lo-Lo	6,328	5,960	6.2%
Bulk Liquid	4,017	3,857	4.1%
Bulk Solid	2,053	1,780	15.3%
Break Bulk	47	50	(6.0%)
Total	**34,929**	**32,838**	**6.3%**
Unitised	28,812	27,151	6.1%
Non-unitised	6,117	5,687	7.6%

The major part of our growth in 2016 (80%) came in the larger unitised modes which grew by 6.1%.

However, the smaller non-unitised modes had a higher rate of growth at 7.6%.

Unitised	1,661	79.4%
Non-unitised	430	20.6%
Total	2,091	100.0%

Ro-Ro units for the year increased by 7.6% to 944,531 while Lo-Lo TEU grew by 8.1% to 663,732. Dublin is both Ireland's largest and fastest growing Port for unitised cargo and our share of all Ireland total volumes increased to 50.0% (2015: 49.3%) in the case of Ro-Ro and to 56.6% (2015: 54.9%) for Lo-Lo.

	2016	2015	% change
Ro-Ro units	944,531	877,826	7.6%
Lo-Lo TEU	663,732	614,226	8.1%

As another indicator of the improving domestic economy, Trade Vehicle volumes grew by 2.0% to 104,185 units following a very strong year of growth in 2015 when volumes were up 25.8%.

Chief Executive's Review

(continued)

Within the Bulk sector, Bulk Liquid (which is virtually all petroleum products) increased by 4.1% while Bulk solid increased by 15.3% driven in the main by increases in both the import and export of cement products.

The tourism side of our business showed modest growth with ferry passengers up 0.9% at 1.8m and tourist vehicles ahead 1.0% at 0.5m.

Cruise tourism grew strongly in 2016 with 109 cruise calls during the year representing a 17.2% increase on the previous year.

	2016	2015	%
Cruise calls	109	93	17.2%
Passengers and crew	159,124	148,891	6.9%
Aggregate gross tonnage	4,354,130	4,352,753	0.0%

Financial Performance in 2016

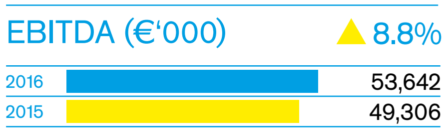
Dublin Port Company is an infrastructure provider with relatively little involvement in operational activities. As such, we have high operating leverage and expect to see volume increases directly driving revenue and profit levels.

During 2016, our 6.3% volume increase drove our revenues up by 5.1% from €77.7m to €81.6m. The revenue growth in 2016 was particularly strong considering the Company's participation in the profits of the East Link Toll scheme ceased at the end of 2015. Excluding East Link the underlying growth in revenue in 2016 was 7%.

Total operating costs amounted to €36.6m in both years. Within this figure depreciation costs increased by €1.4m from €7.2m in 2015 to €8.6m in 2016 reflecting the higher fixed asset base as a result of the Company's on-going capital investment programme. The higher depreciation charge was offset by a €1.9m reduction in the pension funding charge as a result of a past service credit arising in 2016 following the application of the impact of the pension levy to active members of the fund.

Other operating income arises in 2016 in the amount of €519,000. €350,000 relates to an increase in the valuation of the Company's investment property "P5" located in the Eastpoint Business Park. Profit on disposal of assets in 2016 amounts to €169,000 and relates to the disposal of miscellaneous plant and equipment.

The comparative figure in respect of other operating income in 2015 amounted to €1.8m (€800,000 in respect of an increase in the valuation of investment property P5 and €1m in respect of grant funding received from the E.U. in respect of studies related to the Alexandra Basin Redevelopment Project).



As a result of the foregoing the Company's operating profit increased by €2.6m (6.1%) from €42.9m in 2015 to €45.6m in 2016.

€'000	2016	2015	% change
Turnover	81,633	77,674	5.1%
EBITDA	53,642	49,306	8.8%
Operating profit	45,554	42,941	6.1%
Profit before tax	45,082	41,924	7.5%
Profit after tax	39,040	36,372	7.3%

As an infrastructure provider with large imminent capital expenditure requirements, cash generation, Return on Capital Employed and net debt are key measures of our business strength.

During 2016, Earnings before interest, tax, depreciation and amortisation (EBITDA) increased by 8.8% to €53.6m as shown below.

€'000	2016	2015
Operating profit	45,554	42,941
Depreciation and amortisation of fixed assets	9,082	7,654
Amortisation of capital grants	(475)	(489)
Revaluation of investment property	(350)	(800)
Profit on disposal of fixed assets	(169)	-
EBITDA	**53,642**	**49,306**

Beyond this, our Return on Capital Employed (ROCE) decreased from 14.4% in 2015 to 13.9% in 2016. This reflects the higher level of Capital Expenditure amounting to €44.2m in 2016 compared to €17m in 2015.

Since corporatisation in 1997, our average annual capital expenditure has been €20m per annum and was significantly less than this over the five year period from 2010 to 2014 when the average spend was €10m per annum. The level of capital expenditure over the last two years has increased significantly as we progress our multi-annual investment programme under our Masterplan 2012 to 2040.

The Company's cash position remains strong with net cash at year end amounting to €3.0m following a year of significant capital investment amounting to €58.3m.

€m	2016	2015
Cash (including short term deposits)	38.0	70.1
Borrowings	(35.0)	(35.0)
Net Cash	3.0	35.1

The Company has a €100m EIB long-term debt facility available which, combined with short term debt facilities of €50m (of which €35m is currently drawn), ensures that we are in a strong position to implement the continuing programme of essential capital investment in 2017 and beyond. In March 2017, the Company put in place a new borrowing facility to replace the existing €50m debt facility.

Events during the Year

During 2016, we secured further consents required to progress with the ABR Project and work on the project has begun.

In addition, we continued to redevelop lands in the Port to provide additional areas for the transit storage of our fast growing Ro-Ro and Lo-Lo businesses.

Beyond this, we purchased sites totalling 44 hectares 14km from the Port to facilitate the future development of Dublin Inland Port to cater for the requirements of port-related but non-core activities which we plan to displace from Dublin Port so as to maximise the use of port lands for the transit storage of cargo.

Finally, in December, The Board approved a €600m ten year capital programme which incorporates the ABR Project and the development of Dublin Inland Port.

Outlook for 2017

Against the background of growth of 25% in the four years to 2016, we will carry out a review of our Masterplan during 2017. This review will consider the appropriate planning growth assumption for the future together with identification of infrastructure development options which can cater for this growth.

Among these options is the development of a number of projects on the Poolbeg Peninsula including within the area of the Poolbeg West Strategic Development Zone, established by Government during 2016.

Following the UK Brexit vote last year, we will have to plan the development of the Port to cater for the possible introduction of border controls by a variety of State agencies, including Customs.

Finally, following the passing into European law of the Port Services Regulation, which will come into effect in March 2019, we will during 2017 identify how this might impact on the Port.

Eamonn O'Reilly
Chief Executive

31st March 2017

Ro-Ro units for the year increased by 7.6% to 944,531 while Lo-Lo TEU grew by 8.1% to 663,732. Dublin is both Ireland's largest and fastest growing Port for unitised cargo and our share of all Ireland total volumes increased to 50.0% (2015: 49.3%) in the case of Ro-Ro and to 56.6% (2015: 54.9%) for Lo-Lo.

GROWTH IN IN THE LAR MODES WHICH

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Directors' Report

The Directors present their Annual Report together with the audited financial statements of the Company for the financial year ended 31 December 2016.

Directors' Responsibility for Financial Statements

The Directors are responsible for preparing the Directors' report and the financial statements in accordance with Irish law.

Irish law requires the Directors to prepare financial statements for each financial year that give a true and fair view of the Company's assets, liabilities and financial position as at the end of the financial year and of the profit or loss of the Company for the financial year. Under that law the Directors have prepared the financial statements in accordance with Generally Accepted Accounting Practice in Ireland (accounting standards issued by the Financial Reporting Council of the UK, including Financial Reporting Standard (FRS) 102, the financial reporting standard applicable in the UK and the Republic of Ireland and promulgated by the Institute of Chartered Accountants in Ireland and Irish law).

Under Irish law, the Directors shall not approve the financial statements unless they are satisfied that they give a true and fair view of the Company's assets, liabilities and financial position as at the end of the financial year and the profit or loss of the Company for the financial year.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards and identify the standards in question, subject to any material departures from those standards being disclosed and explained in the notes to the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to:

- correctly record and explain the transactions of the Company;
- enable, at any time, the assets, liabilities, financial position and profit or loss of the Company to be determined with reasonable accuracy; and
- enable the Directors to ensure that the financial statements comply with the Companies Act 2014 and enable those financial statements to be audited.

The Directors are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in Ireland governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Legal Status

Dublin Port Company is a Designated Activity Company limited by shares established under statute pursuant to the Harbours Act, 1996 and incorporated in Ireland. On 3 March 1997 the Company became the successor entity to Dublin Port & Docks Board, the former statutory entity with responsibility for the Port of Dublin. On that date Dublin Port Company took over the functions and acquired the assets and liabilities of the predecessor organisation at valuations agreed with the then Minister for Communications, Marine and Natural Resources. In consideration for the assets and liabilities, the Company issued share capital in the amount of €7.648m to the then Minister for Communications, Marine and Natural Resources.

With effect from 26 July 1997 the Company became the pilotage authority for Dublin Bay.

Responsibility for the Commercial Port Sector was transferred from the Minister for Communications, Marine and Natural Resources to the Minister for Transport with effect from 1 January 2006.

On 12 July 2011 the Minister for Transport transferred the assets and liabilities of Dundalk Port Company to Dublin Port Company under SI No. 361 of 2011.

Principal Activities

The business purpose of Dublin Port Company is to facilitate the movement of goods and passengers, and attendant information flows through the Port.

The Company provides the infrastructure, facilities, services and hard standing to meet the needs of customers for the efficient transfer of goods and passengers between land and sea transport modes.

Revenue in connection with the provision of these facilities is generated from vessel dues, goods dues, rent and key services provided, such as towage and pilotage.

Accounting Records

The measures taken by the Directors to secure compliance with the Company's obligation to keep adequate accounting records are the use of appropriate systems and procedures and employment of competent persons. The accounting records are kept at the Company's registered office, Port Centre, Alexandra Road, Dublin 1.

Business Review

Details of the profit for the year, together with comparative figures for 2015, are set out in the Profit and Loss Account and the related notes. The Key Financial Performance Indicators of the business are set out below and in the Chief Executive's Review.

Throughput was ahead of 2015 by 6.3% at 34.9 million tonnes (2015: 32.8 million tonnes). Exports grew by 6.7% in the year to 14.2 million tonnes (2015: 13.3 million tonnes) while imports grew by 6.1% to 20.7 million tonnes (2015: 19.5 million tonnes).

Turnover for the year amounted to €81.6m, an increase of 5.1% on the previous year (2015: €77.7m).

Total Operating Costs at €36.6m in 2016 are level with 2015 (€36.6m). Increased depreciation charge arises following the higher capital expenditure programme in 2016. In addition redundancy payment arose in 2016 with no comparable cost in 2015. These additional costs are offset by lower pension costs as a result of the past service benefit arising from the pension levy.

Operating Profit increased to €45.6m in 2016 from €42.9 in 2015 resulting in an Operating Margin of 56% (2015: 55%).

Net financing costs were €0.5m (2015: €1.0m). Net Finance income amounts to €414k (2015: €207k). A credit of €375k arises in respect of the pension funds due to an overall increased surplus (2015: €184k cost).

Net Interest charges (excluding net interest on pension schemes) were €0.8m (2015: €0.8m) and the Company's interest cover is 54 times (2015: 51 times) based on Profit before Interest and Taxation over net interest charges. Net Cash decreased from €35.1m in 2015 to €3.0m in 2016 and the Company is fully compliant with all covenants in respect of its borrowing facilities.

Profit for the financial year was €39.0m (2015: €36.4m).

The Profit and Loss Reserve increased from €313.2m at 31 December 2015 to €334.3m and Shareholders' Funds increased from €328.5m to €349.6m during the same period.

The Company has a target throughput of 36.2 million tonnes for 2017. Throughput of 34.9 million tonnes was achieved in 2016, which was 1.5% ahead of its target of 34.4 million tonnes.

Principal Risks and Uncertainties

One of the principal uncertainties identified in previous reports relates to the Company's ability to deliver capacity to the market. In January 2012 the Company adopted the Masterplan 2012 to 2040 following an extensive public consultation, stakeholder engagement and environmental assessment process. The Masterplan provides a vision as to how Dublin Port could be developed to cater for an anticipated doubling in Port volumes over the 30 years from 2010 to 2040. It provides strategic guidance and direction on land use within Dublin Port recognising that the optimal use of a scarce land and quayside resource remains an important factor against which future development of Dublin Port must be carefully planned.

Construction work on the Alexandra Basin Redevelopment Project commenced in 2016 following receipt of the requisite planning permission from An Bord Pleanála in July 2015 and the additional consents received in 2016 in respect of Foreshore Licence, Dumping at Sea Licence and Industrial Emissions Directive Licence. This project will deliver approximately one-third of the infrastructure development options originally identified in the Masterplan. Delivery of further development options will be dependent on receiving the requisite planning and environmental consents.

In January 2017 the Company launched a review of the Masterplan and commenced a public consultation process in this regard. The review is intended to update and refine the infrastructure development options for Dublin Port and, in doing this, to ensure that the Masterplan continues to provide the best solution for the future sustainable development of Dublin Port through to 2040.

As evidenced by the fall in trade in the latter half of 2008 and continuing into 2009 the Company is exposed, through the normal course of its operations, to the impact of an economic slowdown on Port activities. Throughput growth through Dublin Port over the past four years has been 24.7% ensuring that trade levels are now 12.9% higher than at the previous peak in 2007. It is clear that the prospects for the Irish economy in general will continue to impact on the Company's growth prospects into the future.

In this regard the impact of Brexit on the Irish economy at a macro level and its impact in particular on GDP growth will have a knock-on impact on Dublin Port's volumes. In addition at a more practical level the possibility of a hard Brexit and the consequent introduction of customs controls could result in the Company having to allocate scarce land resources to facilitate customs clearance in the Port which would negatively impact on the Company's ability to deliver additional capacity to cater for increased throughput volumes.

The Company is also exposed to the impact of an economic slowdown on its non-core Port activities. This has been evidenced by the diminution in value of the Company's investment property located in the Eastpoint Business Park from €10.9m in 2001 to €4.4m at the end of 2013. The property was again valued by our property advisors at the end of 2016 resulting in an increased valuation of €0.4m to €6.3m. The cumulative diminution in value now stands at €4.6m.

The Company is committed to successfully managing its exposure to risk and to minimising its impact on the achievement of business objectives. During 2012 the Audit Committee was reconstituted as the Audit and Risk Committee. The Committee's terms of reference were amended by the Board to reflect the Committee's role in supporting the Board in managing the Company's exposure to risk.

The Company has put in place a Risk Management Framework comprising of the following components:

- Processes for identifying, prioritising and categorising risks,
- On-going assessment and measurement of risks, and
- Monitoring and reporting of risks to the Audit and Risk Committee as a sub-committee of the Board.

The role of the Environmental Health and Safety Manager has been expanded to include Risk and it is intended that during 2017 the Company will revise and update the Risk Register, continue to systematically assess the risks identified and develop safe operating procedures.

Directors' Report

(continued)

In addition overall business performance risk is managed through the following measures:

- The preparation of an Annual Budget and Five Year Financial Plans,
- Monthly Reporting and Variance Analysis,
- Financial Controls,
- Key Performance Indicators, and
- Detailed Policies, Standards and Guidelines to support the control and mitigation of risks.

Financial Risk Management

The Company's operations expose it to a variety of financial risks that include interest rate risk, credit risk and liquidity and cash flow risk. Policies to protect the Company from financial risks are kept under regular review. The Directors have not delegated the responsibility of monitoring financial risk management to a sub-committee of the Board. The Policies are set out by the Board of Directors and are implemented by the Company's Finance Department.

Liquidity and Cash Flow Risk:

The Company maintains a mix of short and medium term debt finance to ensure sufficient funds are available for planned capital investment. At the end of 2016 the Company had in place un-drawn committed facilities of €15 million. The Company put in place a borrowing facility during 2012 to replace and extend the Company's debt. This facility was due for repayment in March 2017. Subsequent to the year-end, the Company put in place a new finance facility in the amount of €50m with Ulster Bank to fully replace this debt and extend the Company's debt maturity.

In December 2015 the Company entered into a Finance Contract with the European Investment Bank in respect of a €100m project finance facility. This facility is for a 20 year term and is undrawn at year end 2016 and 2015.

The Company's policy is to maximise investment return by placing surplus cash balances on low risk cash deposit on a short term basis. The Company has treasury mandates in place with a number of financial institutions for this purpose.

Credit Risk:

The Company is exposed to credit risk in the course of trading and to manage this risk it carries out appropriate credit checks on potential customers and trades only with recognised creditworthy third parties.

Interest Rate Risk:

In order to manage the Company's exposure to significant adverse interest rate movements, the Company has a policy of maintaining a minimum of 60 per cent (2015: 60 per cent) of its debt at fixed interest rates. In order to achieve this objective, the Company has put in place interest rate swap agreements.

Events since the end of the financial year

On 24 March 2017 the land sale transaction completed in respect of cash held in escrow. This cash was held in relation to the purchase of lands at Dublin Airport Logistics Park which was subject to appropriate zoning.

As noted above, on 29 March 2017, the Company put in place a new €50m borrowing facility to replace its existing debt which expired in March 2017.

Future Developments

The Company has a budgeted Capital Investment Programme of €93.3m for 2017. The planned Capital Investment Programme for 2017 includes €54.6m in respect of the Alexandra Basin Redevelopment project ("ABR").

Results and Dividends

The Company's profit for the financial year amounted to €39.0m. The Directors' allocations and recommendations in respect of this amount were as follows:

	2016 €'000	2015 €'000
Interim Dividend of €0.943 (2015: €0.76) per ordinary share paid	10,912	8,800
Increase in Profit Retained	28,128	27,572
Profit for the Financial Year	**39,040**	**36,372**

The Directors do not propose to declare a final dividend.

Directors' and Secretary's Interests

The Directors and Secretary had no interest in the share capital of the Company at 31 December 2016 and 2015.

Prompt Payments Act

It is Company policy to pay suppliers in accordance with the terms of the European Communities (Late Payments in Commercial Transactions) Regulations, 2002 and the Prompt Payments of Accounts Act, 1997.

To this end, the Company's payment routines are designed to provide reasonable assurance against material non-compliance with the terms of the Regulations. The standard credit period is 30 days unless otherwise specified in contractual arrangements. Substantially all payments by number and value were made within the appropriate credit period as required. Consequently, the Directors are satisfied that the Company has complied with the requirements of the Act.

Directors

The names of the persons who were Directors at any time during the year ended 31 December 2016 are set out below.

L McCaffrey	
E O'Reilly	
P Bates	
H Collins	(term of office expired 26 July 2016)
E Finnan	(term of office expired 21 February 2016, reappointed 22 November 2016)
G Darling	
P Magner	(term of office expired 31 December 2016)
J Moore	

Relations with Shareholders

The Chairperson, Chief Executive and management maintain an on-going dialogue with the Company's shareholders on trading performance, future plans and strategic issues. Certain specified matters require the approval of the Minister for Transport and/or the Minister for Finance and on-going communication with the relevant Minister is maintained through their respective departments. The Chairperson reports to the Minister for Transport as required under Section 28 of the Harbours Act, 1996 and as required under the Code of Practice for the Governance of State Bodies.

Corporate Governance

Dublin Port Company is committed to maintaining the highest standards of corporate governance and has adopted the principles of corporate governance and the Code of Practice for the Governance of State Bodies issued by the Department of Finance in May 2009. The Code of Practice was updated on 1 September 2016 and the provisions of the updated Code will be applied to the financial reporting period commencing 1 January 2017. The Company also complies with its obligations under the Ethics in Public Office Act, 1995 and the Standards in Public Office Act, 2001.

The majority of Directors are non-executive and are appointed by the Minister. The Board meets formally on a monthly basis and has a formal schedule of matters specifically reserved to it for decision. The Board is responsible for exercising all the powers of the Company, other than those reserved to Shareholders, and has collective responsibility for all the operations of the Company. The Board may delegate such of its powers as it sees fit, to either a Board Committee or the Chief Executive, subject to whatever restrictions or regulation it imposes with such delegation. Subject to ministerial consent in certain cases, the Board has formally approved the reservation of decisions in relation to certain functions in the areas of Governance, Finance, Procurement, Operations, and Appointments in Human Resources. The Board has access to the advice and services of the Company Secretary and can take independent professional advice as and when deemed necessary.

The Board established an Audit Committee in 1997 under formal terms of reference. This Committee was reconstituted in 2012 as the Audit and Risk Committee. The terms of reference set out the purpose, authority and membership of the Committee and its responsibilities in the areas of external financial reporting, external audit, corporate governance and internal audit. As a result of the completion of current terms of office of Ms Emer Finnan and Ms Helen Collins resulting in two vacancies on the Audit and Risk Committee, the role of the Committee was taken on by the Board with effect from 21 July 2016. Ms Emer Finnan was reappointed to the Board on 22 November 2016 and was subsequently reappointed as Chairperson of the Audit and Risk Committee. The full Board continues to perform the role of the Audit and Risk Committee pending the filling of two Board vacancies.

The Audit and Risk Committee met four times during the year. The members of the Committee over the course of the year were Ms Emer Finnan (Chairperson), Ms Helen Collins, Mr Pat Magner, Mr Paul Bates, Mr Geoffrey Darling, Ms Lucy McCaffrey, Mr John Moore and Mr Eamonn O'Reilly.

The Board also established a Remuneration Committee in 1999. The members of the committee during the year were Ms Lucy McCaffrey (Chairperson), Mr Pat Magner and Mr Geoffrey Darling. The Committee operates under formal terms of reference.

With regard to the previously established Policy Environment Committee the Board agreed that the strategic nature of the issues that are of relevance for consideration would be best addressed by the full Board. These matters include EU and domestic legislation, transport policy at EU and national levels and competition policy. The members this committee had been Mr Paul Bates (Chairperson), Ms Lucy McCaffrey, Mr John Moore and Mr Eamonn O'Reilly.

Directors' Report

(continued)

Attendance at Meetings

There were 11 General Board Meetings during the year ended 31 December 2016.

The attendance of Directors at meetings of the Board was as follows:

	Attended	Eligible to Attend
L McCaffrey	10	11
E O'Reilly	10	10
P Bates	11	11
H Collins	7	7
E Finnan	3	3
G Darling	11	11
P Magner	11	11
J Moore	10	11
Audit and Risk Committee		
E Finnan	2	2
P Bates	2	2
H Collins	2	2
G Darling	2	2
P Magner	3	4
L McCaffrey	2	2
J Moore	2	2
E O'Reilly	2	2

Remuneration Committee

There were no Remuneration Committee meetings during the year. All matters were dealt with at full Board during 2016.

Directors' Expenses

Expenses in the amount of €3,258 have been paid to the Board during the year in respect of other expenses.

Internal Controls

The Board has overall responsibility for the Company's systems of internal control. These systems which are maintained by the Company can only provide reasonable but not absolute assurance that transactions are executed in accordance with management's authorisation that assets are safeguarded, that fraud is prevented and that proper financial records are maintained. The Board confirms that it has reviewed the effectiveness of the system of internal control.

To ensure the effective application of the Company's internal controls, the services of qualified personnel have been secured and duties properly allocated among them.

The systems of internal control include the following:

- The process of identifying business risks and the evaluation of their financial implications is carried out through regular reviews of the Company's Strategic Plan. The Company's Risk Management Framework process has been outlined above under the heading of "Principal Risks and Uncertainties". The latest Strategic Plan for the period 2017 to 2021 was formally adopted by the Board in December 2016;
- An annual budget approved by the Board and monthly consideration of actual results compared with budget forecasts;
- An Audit and Risk Committee which has been established to review and discuss, with the internal and external auditors, the Company's internal accounting controls, Internal Audit function, choice of accounting policies, internal and external audit plans, statutory auditors' report, financial reporting and other related matters;
- An Internal Audit function which reviews key business processes and controls;
- Formal codes of conduct for Directors and employees; and
- Procurement policies and procedures. These ensure, firstly, that procurement activities are carried out so as to provide value for money in terms of overall lifecycle costs and, secondly, that all relevant State Guidelines and EU Directives applicable to Public Utilities are complied with.

The Board, through the Audit and Risk Committee, has reviewed the effectiveness of the system of internal control up to the date of approval of the financial statements.

A review of the effectiveness of the system of internal financial control was undertaken by the Internal Auditor and no significant control weaknesses which pose a significant risk of financial loss or operational disruption, that requires immediate attention at Board level, were revealed.

Compliance statement

The Directors of the Company acknowledge that they are responsible for securing the Company's compliance with its relevant obligations (as defined in the Companies Act 2014 (the "2014 Act")) and, as required by section 225 of the 2014 Act, the Directors confirm that:

(i) a compliance policy statement setting out the Company's policies with regard to complying with the relevant obligations under the 2014 Act has been prepared;

(ii) arrangements and structures have been put in place that they consider sufficient to secure material compliance with the Company's relevant obligations; and

(iii) a review of the arrangements and structures has been conducted during the financial year to which this Directors' report relates.

Political Donations

The Board made no political donations during the year.

Disclosure of Information to Auditors

The Directors in office at the date of this report have each confirmed that:

- As far as he/she is aware, there is no relevant audit information of which the Company's statutory auditors are unaware; and
- He/she has taken all the steps that he/she ought to have taken as a Director in order to make himself/herself aware of any relevant audit information and to establish that the Company's statutory auditors are aware of that information.

Statutory Auditors

The statutory auditors, PricewaterhouseCoopers, have indicated their willingness to continue in office, and a resolution that they be re-appointed will be proposed at the Annual General Meeting.

On Behalf of the Board
Lucy McCaffrey
Eamonn O'Reilly

31st March 2017

Independent Auditors' Report to the members of Dublin Port Company

Report on the financial statements

In our opinion, Dublin Port Limited's financial statements (the "financial statements"):

- give a true and fair view of the company's assets, liabilities and financial position as at 31 December 2016 and of its profit and cash flows for the year then ended;
- have been properly prepared in accordance with Generally Accepted Accounting Practice in Ireland; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

What we have audited

The financial statements comprise:

- the Balance Sheet as at 31 December 2016;
- the Profit and Loss account for the year then ended;
- the Statement of Comprehensive Income for the year then ended;
- the Statement of Changes in Equity for the year then ended;
- the Statement of Cash Flows for the year then ended;
- the Accounting Policies; and
- the Notes to the Financial Statements, which include other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is Irish law and accounting standards issued by the Financial Reporting Council and promulgated by the Institute of Chartered Accountants in Ireland (Generally Accepted Accounting Practice in Ireland), including FRS 102 "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland".

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

Matters on which we are required to report by the Companies Act 2014

- We have obtained all the information and explanations which we consider necessary for the purposes of our audit.
- In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited.
- The financial statements are in agreement with the accounting records.
- In our opinion the information given in the Directors' Report is consistent with the financial statements.

Matter on which we are required to report by exception

Directors' remuneration and transactions

Under the Companies Act 2014 we are required to report to you if, in our opinion, the disclosures of Directors' remuneration and transactions specified by sections 305 to 312 of that Act have not been made. We have no exceptions to report arising from this responsibility.

Code of Practice for the Governance of State Bodies

Under the Code of Practice for the Governance of State Bodies ("the Code") we are required to report to you if the statement regarding the system of internal financial control required under the Code as included in the Corporate Governance Statement on page 31 does not reflect the Company's compliance with paragraph 13.1 (iii) of the Code or if it is not consistent with the information of which we are aware from our audit work on the financial statements. We have no exceptions to report arising from this responsibility.

Responsibilities for the financial statements and the audit

Our responsibilities and those of the Directors

As explained more fully in the Directors' Responsibilities Statement set out on page 28, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with Irish law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with section 391 of the Companies Act 2014 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Independent Auditors' Report to the members of Dublin Port Company

(continued)

What an audit of financial statements involves
We conducted our audit in accordance with International Standards on Auditing (UK and Ireland). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of:

- whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the Directors; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the Directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Enda McDonagh
for and on behalf of PricewaterhouseCoopers
Chartered Accountants and Statutory Audit Firm
Dublin

31st March 2017

Accounting Policies

The significant accounting policies used in the preparation of the financial statements are set out below. These policies have been consistently applied to all financial years presented, unless otherwise stated. The company adopted FRS 102 for the first time in the 2015 financial statements.

Basis of preparation

The financial statements have been prepared under the historical cost convention, as modified by the measurement of investment properties and certain financial assets and liabilities at fair value through profit or loss.

The preparation of financial statements in conformity with FRS 102 requires the use of certain key assumptions concerning the future, and other key sources of estimation uncertainty at the reporting date. It also requires the Directors to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or areas where assumptions and estimates have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are disclosed in note 3.

Going concern

After making enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The Company therefore continues to adopt the going concern basis in preparing its financial statements.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for services rendered, net of returns, discounts and rebates allowed by the Company and value added taxes.

The Company recognises revenue when the amount of revenue and costs can be measured reliably; it is probable that future benefits will flow to the entity and when the specific criteria relating to each of the Company's sale channels have been met, as described below.

Port Dues:
Port Dues revenue arises from charges to port users and comprises of goods dues, vessel dues and other key services provided such as towage and pilotage. Goods Dues are charged by reference to a schedule of charges based on Standard International Trade Classifications. Vessel Dues are charged in respect of the arrival of a vessel and rates are based and chargeable on the greater of the net tonnage or half the gross tonnage of a vessel. Towage and Pilotage Services are charged based on usage.

Port Dues revenue is recognised by reference to the date of arrival of the vessel in the Port.

Rents:
Rental income arises mainly from port related rental properties and is recognised by reference to the period to which the rent relates. Rent is charged in accordance with the terms of the rental agreement.

Other Revenue:
Other revenue included in Turnover comprises Licence Fees and income from the Company's integrated Service Station and Truck Park. Revenue is recognised by reference to the period to which the income relates.

Other Income:
The Company also earns interest income and grant income. Each of these revenue streams are accounted for as set out below:

Interest Income:
Interest income is recognised using the effective interest rate method. Interest income is presented as 'interest receivable' in the Profit and Loss account.

Grant Income:
The Company applies the accruals model in the recognition of grant income.

Grants relating to revenue are recognised on a systematic basis over the periods in which the Company recognises the related costs for which the grant is intended to compensate. A grant that becomes receivable as compensation for expenses already incurred with no future related costs is recognised in income in the period in which it becomes receivable.

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset. Where part of a grant relating to an asset is deferred it is recognised as deferred income and not deducted from the carrying amount of the asset.

Grants are not recognised until there is reasonable certainty that:

(a) the Company will comply with the conditions attaching to them; and

(b) the grants will be received.

Where a grant becomes repayable it is recognised as a liability when the repayment meets the definition of a liability.

Tangible fixed assets

(i) Cost
Tangible fixed assets are stated at cost at the date of transition to FRS 102, less accumulated depreciation and accumulated impairment losses, except for the Company's investment property which is stated at fair value. Please refer to separate policy on investment property below.

Cost includes the original purchase price, costs directly attributable to bringing the asset to its working location and condition for its intended use, dismantling and restoration costs and borrowing costs capitalised.

Infrastructure assets are those assets characterised by having virtually infinite useful lives and which, in general, were constructed many years ago but are unlikely to be constructed in their existing format today. They include assets such as the North Bull Wall and Great South Wall. Infrastructure assets are carried at a nil valuation and the cost of their upkeep is charged to the Profit and Loss Account.

(ii) Depreciation and residual values
Depreciation on assets is calculated, using the straight-line method, to allocate the cost to their residual values over the estimated useful lives as follows:

Accounting Policies

(continued)

Buildings, quays, roads and terminals	50 years
Dock structures, dry docks and quays	30 - 50 years
Capital dredging	30 years
Floating craft	up to 30 years
Cranes	up to 30 years
Plant and machinery	2 - 30 years
Routine dredging	2 years

The assets' residual values and useful lives are reviewed, and adjusted, if appropriate, at the end of each reporting period. The effect of any change is accounted for prospectively.

(iii) Subsequent additions and major components

Subsequent costs, including major inspections, are included in the assets carrying amount or recognised as a separate asset, as appropriate, only when it is probable that economic benefits associated with the item will flow to the Company and the cost can be measured reliably.

The carrying amount of any replaced component is derecognised. Major components are treated as a separate asset where they have significantly different patterns of consumption of economic benefits and are depreciated separately over its useful life.

Repairs, maintenance and minor inspection costs are expensed as incurred.

(iv) Assets in the course of construction

Assets in the course of construction are carried at cost. These assets are not depreciated until they are available for use.

(v) Derecognition

Tangible assets are derecognised on disposal or when no future economic benefits are expected. On disposal, the difference between the net disposal proceeds and the carrying amount is recognised in profit or loss and included in "Profit on disposal of assets".

Dredging

Capital dredging, which enhances Port access or infrastructure, is capitalised as part of the related fixed asset and depreciated over its estimated useful life.

Investment properties

The Company measures investment property at its cost on initial recognition. The cost of a purchased investment property comprises its purchase price and any directly attributable costs, such as professional fees for legal services, property transfer taxes and other transaction costs. Costs incurred in undertaking market studies before the purchase of a property are expensed as incurred.

Investment properties whose fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in profit or loss.

The Company engaged independent valuation specialists to determine fair value at 31 December 2016. The key assumptions used to determine the fair value of investment property are further explained in note 12.

Although the Companies Acts would normally require the systematic annual depreciation of fixed assets, the Directors believe that the policy of not providing depreciation is necessary in order for the financial statements to give a true and fair view, since the current value of the investment property, and changes to its value, are of prime importance rather than a calculation of systematic annual depreciation. Depreciation is only one of the many factors reflected in the annual valuation, and the amount, which might otherwise have been included, cannot be separately identified or quantified.

Intangible assets

Computer software is carried at cost less accumulated amortisation and accumulated impairment losses. Software is amortised over its estimated useful life, of 10 years, on a straight-line basis. Software is not considered to have a residual value. Where factors, such as technological advancement or changes in market prices, indicate that the software's useful life has changed, the useful life is amended prospectively to reflect the new circumstances. Intangible fixed assets are reviewed for impairment if there is an indication that the intangible fixed asset may be impaired.

Impairment of non-financial assets

At each Balance Sheet date non-financial assets not carried at fair value are assessed to determine whether there is an indication that the asset (or asset's cash generating unit) may be impaired. If there is such an indication the recoverable amount of the asset (or asset's cash generating unit) is estimated.

The recoverable amount of the asset (or asset's cash generating unit) is the higher of the fair value less costs to sell and value in use. Value in use is the present value of the future cash flows expected to be derived from continuing use of the asset (or cash-generating unit) and from its ultimate disposal. In measuring value in use pre-tax and interest cash flows are discounted using a pre-tax discount rate that represents the current risk-free market rate and the risks specific to the asset for which the future cash flow estimates have not been adjusted.

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the Profit and Loss account, unless the asset has been re-valued when the amount is recognised in other Comprehensive Income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in profit or loss.

If an impairment loss subsequently reverses, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the Profit and Loss account, unless the asset is carried at a revalued amount.

Cash and cash equivalents

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less. Bank deposits which have original maturity dates of more than three months are not cash and cash equivalents and are presented as current asset investments.

Restricted cash

Restricted Cash comprises cash held in escrow which is ring-fenced for specific financing arrangements, and to which we do not have access.

Inventories

Inventories are stated at cost. Inventories are consumable items and are recognised as an expense in the period in which they are used.

Cost includes cost of purchase, and where appropriate, import duties and transportation costs.

At the end of each reporting period, inventories are assessed for impairment. If an item of inventory is impaired, the identified inventory is reduced to its recoverable amount and an impairment charge is recognised in the Profit and Loss account. Where a reversal of the impairment is recognised the impairment charge is reversed, up to the original impairment loss, and is recognised as a credit in the Profit and Loss account.

Foreign currencies

(i) Functional and presentation currency

The Company's functional and presentation currency is the euro, denominated by the symbol "€" and unless otherwise stated, the financial statements have been presented in thousands ('000).

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated to Euro using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Profit and Loss account.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Profit and Loss account within 'interest payable/receivable'. All other foreign exchange gains and losses are presented in the Profit and Loss account within 'administration expenses'.

Employee benefits

The Company provides a range of benefits to employees, including short term employee benefits such as paid holiday arrangements and post-employment benefits such as defined benefit and defined contribution pension plans and annual bonus arrangements, for certain employees.

(i) Short term benefits

Short term benefits, including wages and salaries, holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

The Company operates an annual bonus plan for certain employees. An expense is recognised in the Profit and Loss account when the Company has a present legal or constructive obligation to make payments under the plan as a result of past events and a reliable estimate of the obligation can be made.

ii) Post-employment benefits

Defined contribution plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations. The contributions are recognised as an expense when they are due. Amounts not paid are shown in accruals in the Balance Sheet. The assets of the plan are held separately from the Company in independently administered funds.

Defined benefit pension plan

The Company operates a defined benefit plan for certain employees. A defined benefit plan defines the pension benefit that the employee will receive on retirement, usually dependent upon several factors including age, length of service and remuneration. A defined benefit plan is a pension plan that is not a defined contribution plan. The liability recognised in the Balance Sheet in respect of the defined benefit plan is the present value of the defined benefit obligation at the end of the reporting date less the fair value of the plan assets at the reporting date.

The defined benefit obligation is calculated using the projected unit credit method. Annually the Company engages independent actuaries to calculate the obligation. The present value is determined by discounting the estimated future payments using market yields on high quality corporate bonds that are denominated in Euro and that have terms approximating the estimated period of the future payments.

The fair value of plan assets is measured in accordance with the FRS 102 fair value hierarchy and in accordance with the Company's policy for similarly held assets. For most plan assets this is the quoted price in an active market. Where quoted prices are not available appropriate valuation techniques are used to estimate the fair value.

The cost of the defined benefit plan, recognised in profit or loss as employee costs, except where included in the cost of an asset, comprises:

(a) the increase in pension benefit liability arising from employee service during the period; and

(b) the cost of plan introductions, benefit changes, curtailments and settlements.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is recognised in profit or loss as 'other finance cost'.

Accounting Policies

(continued)

Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are charged or credited to Other Comprehensive Income. These amounts together with the return on plan assets, less amounts included in net interest, are presented as 're-measurement of net defined benefit liability' in Other Comprehensive Income.

Taxation

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Tax is recognised in the Profit and Loss account, except to the extent that it relates to items recognised in other Comprehensive Income or directly in equity. In this case tax is also recognised in other Comprehensive Income or directly in equity respectively.

Current or deferred taxation assets and liabilities are not discounted.

(i) Current tax

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the period end. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

(ii) Deferred tax

Deferred tax arises from timing differences that are differences between taxable profits and total Comprehensive Income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is recognised on all timing differences at the reporting date except for certain exceptions. Unrelieved tax losses and other deferred tax assets are only recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

Exceptional items

The Company's income statement separately identifies exceptional items. Exceptional items are those that in our judgement need to be disclosed separately by virtue of their size, nature or incidence. The Company believes that this presentation provides additional analysis as it highlights exceptional items. Such items include gains on disposal of assets and business restructuring costs to the extent they are significant.

In this regard the determination of 'exceptional items' as included in our definition uses qualitative and quantitative factors. Judgement is used by the Company in assessing the particular items, which by virtue of their size, nature and incidence, are disclosed in the Company income statement and related notes as exceptional items.

Reclassification

Certain immaterial prior year amounts have been reclassified to align with the current period presentation of those items. Computer software, with a carrying amount of €312,000 at 1 January 2015, has been reclassified from tangible fixed assets to intangible fixed assets.

Financial instruments

The Company has chosen to adopt the Sections 11 and 12 of FRS 102 in respect of financial instruments.

(i) Financial assets

Basic financial assets, including trade and other receivables, cash and bank balances and short term deposits, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest for a similar debt instrument.

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If, in a subsequent financial year, the amount of an impairment loss decreases and the decrease can be objectively related to an event occurring after the impairment was recognised the previously recognised impairment loss is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of ownership of the financial asset are transferred to another party or (c) control of the financial asset has been transferred to another party who has the practical ability to unilaterally sell the financial asset to an unrelated third party without imposing additional restrictions.

(ii) Financial liabilities

Basic financial liabilities, including trade and other payables and bank loans are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

These liabilities are subsequently carried at amortised cost, using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. Transactions costs and fees are amortised over the life of the loan.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

(iii) Derivatives

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or income as appropriate. The Company does not currently apply hedge accounting for interest rate or foreign exchange derivatives.

(iv) Offsetting

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle to liability simultaneously.

Provisions and contingencies

Provisions are liabilities of uncertain timing or amount.

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that a transfer of economic benefits will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are measured at the present value of the best estimate of the amount required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Provisions are reviewed at the end of each financial year and adjusted to reflect the current best estimate of the amount required to settle the obligation. The unwinding of the discount is recognised as a finance cost in profit or loss, presented as part of 'interest payable and similar charges' in the financial year in which it arises.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole.

Contingent liabilities, arising as a result of past events, are not recognised as a liability because it is not probable that the company will be required to transfer economic benefits in settlement of the obligation or the amount cannot be reliably measured at the end of the financial year. Possible but uncertain obligations are not recognised as liabilities but are contingent liabilities. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Contingent assets are not recognised. Contingent assets are disclosed in the financial statements when an inflow of economic benefits is probable.

Distributions to equity holders

Dividends and other distributions to Company's shareholders are recognised as a liability in the financial statements in the period in which the dividends and other distributions are approved by the Company's shareholders. These amounts are recognised in the statement of changes in equity. Interim dividends are recognised when paid.

Share capital

Ordinary shares are classified as equity and are recognised at the proceeds received. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Profit and Loss Account

For the Financial Year ended 31 December 2016

	Notes	2016 €'000	2015 €'000
Turnover	5	81,633	77,674
Cost of sales		(25,907)	(23,321)
Gross Profit		**55,726**	**54,353**
Administrative expenses		(10,691)	(13,246)
Other operating income	6	519	1,834
Operating Profit	9	**45,554**	**42,941**
Interest receivable and similar income	8	414	207
Interest payable and similar charges	8	(886)	(1,224)
Net Interest Expense		(472)	(1,017)
Profit on Ordinary Activities Before Taxation		**45,082**	**41,924**
Tax on profit on ordinary activities	11	(6,042)	(5,552)
Profit for the Financial Year		**39,040**	**36,372**

Turnover and Operating Profit arose solely from continuing activities.

Statement of Comprehensive Income

For the Financial Year ended 31 December 2016

	Notes	2016 €'000	2015 €'000
Profit for the Financial Year		**39,040**	**36,372**
Re-measurement (loss)/gain recognised on defined benefit obligations	31	(7,965)	19,347
Deferred tax related to re-measurement loss/(gain) on defined benefit obligations	11	995	(2,418)
Other Comprehensive Income for the financial year, net of tax		**(6,970)**	**16,929**
Total Comprehensive Income for the financial year		**32,070**	**53,301**

Balance Sheet

As at 31 December 2016

	Notes	2016 €'000	2015 €'000 Restated
Fixed assets			
Tangible assets	12	329,491	294,394
Intangible assets	13	536	316
		330,027	**294,710**
Current assets			
Development land	14	1,246	1,246
Inventories	15	520	508
Debtors and prepayments	16	17,166	13,798
Cash at bank and in hand		37,986	5,882
Restricted Cash	17	14,125	-
Investments (including €12,254,000 (2015: €13,248,000) due after more than one year)	18	12,254	77,440
		83,297	**98,874**
Creditors – Amounts falling due within one year	19	**(43,943)**	**(9,638)**
Net current assets		**39,354**	**89,236**
Total assets less current liabilities		**369,381**	**383,946**
Creditors – Amounts falling due after one year	20	(11,136)	(46,718)
Provisions for liabilities			
Provision for post-employment benefit obligation	31	(1,161)	(1,784)
Other provisions for liabilities	23	(7,436)	(6,954)
Net Assets		**349,648**	**328,490**
Capital and reserves			
Called up share capital presented as equity	24	14,464	14,464
Capital conversion reserve fund	24	119	119
Profit and loss account	24	334,347	313,189
Capital contribution	24	718	718
Total equity		**349,648**	**328,490**

The financial statements on page 35 to 65 were authorised for issue by the Board of Directors on 31st March 2017 and signed on its behalf.

On behalf of the Board

Lucy McCaffrey
Eamonn O'Reilly

31st March 2017

Statement of Changes in Equity

For the Financial Year ended 31 December 2016

	Notes	Called up share capital €'000	Capital conversion reserve fund €'000	Capital contribution €'000	Profit and loss account €'000	Total €'000
Balance at 1st January 2015	**24**	**14,464**	**119**	**718**	**268,688**	**283,989**
Profit for the year		-	-	-	36,372	36,372
Other Comprehensive Income for the year		-	-	-	16,929	16,929
Total Comprehensive Income for the year		-	-	-	53,301	53,301
Dividends	10	-	-	-	(8,800)	(8,800)
Balance as at 31st December 2015	**24**	**14,464**	**119**	**718**	**313,189**	**328,490**
Balance at 1st January 2016	**24**	**14,464**	**119**	**718**	**313,189**	**328,490**
Profit for the year		-	-	-	39,040	39,040
Other Comprehensive Income		-	-	-	(6,970)	(6,970)
Total Comprehensive Income for the year		-	-	-	32,070	32,070
Dividends	10	-	-	-	(10,912)	(10,912)
Balance as at 31st December 2016	**24**	**14,464**	**119**	**718**	**334,347**	**349,648**

Statement of Cash Flows

For the Financial Year ended 31 December 2016

	Notes	2016 €'000	2015 €'000
Net cash from operating activities	25	43,179	46,409
Taxation paid		(4,539)	(3,837)
Net cash generated from operating activities		**38,640**	**42,572**
Cash flows from investing activities			
Purchase of tangible assets		(45,013)	(15,924)
Grants received		55	1,127
Proceeds from disposal of tangible assets		304	47
Restricted Cash	17	(14,125)	-
Interest received		39	242
Movement in short term investments	18	35,115	(17,962)
Net cash used in investing activities		**(23,625)**	**(32,470)**
Cash flow from financing activities			
Dividends paid	10	(10,912)	(8,800)
Interest paid and similar charges		(1,076)	(1,077)
Net cash used in financing activities		**(11,988)**	**(9,877)**
Net increase in cash at bank and in hand		**3,027**	**225**
Cash and cash equivalents at the beginning of the year		**34,959**	**34,734**
Cash and cash equivalents at the end of the year		**37,986**	**34,959**
Cash and cash equivalents consists of:			
Cash at bank and in hand		37,986	5,882
Short term investments (included in current asset investments)		-	29,077
Cash and cash equivalents		**37,986**	**34,959**

Notes to the Financial Statements

1. General information
Dublin Port Ltd ('the Company') is primarily an infrastructure provider whereby it receives fees for allowing port usage and providing other services. Such charges include port dues, vessel dues and other services provided such as towage and pilotage.

The Company is incorporated and domiciled in the Republic of Ireland. The address of its registered office is Port Centre, Alexandra Road, Dublin 1.

2. Statement of compliance
The financial statements have been prepared on a going concern basis and in accordance with Irish GAAP (accounting standards issued by the Financial Reporting Council of the UK and promulgated by the Institute of Chartered Accountants in Ireland and the Companies Act 2014). The financial statements comply with Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102) and the Companies Act 2014.

3. Critical judgments and estimates in applying the Company's accounting policies
Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectation of future events that are believed to be reasonable under the circumstances.

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below:

(i) Useful economic lives of tangible assets
The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually and amended where necessary. See note 12 for the carrying amount of the Company's tangible assets and the Accounting Policies for the useful economic lives for each class of assets.

(ii) Defined benefit pension scheme
The Company has an obligation to pay pension benefits to certain employees. The cost of these benefits and the present value of the obligation depend on a number of factors, including; life expectancy, salary increases, asset valuations and the discount rate on corporate bonds. Management estimates these factors in determining the net pension obligation in the Balance Sheet. The assumptions reflect historical experience and current trends. See note 31 for the disclosures relating to the defined benefit pension scheme.

4. Assets and liabilities acquired on Vesting Day
Under the provisions of the Harbours Act, 1996, the Company took over the functions carried on by the former Dublin Port and Docks Board on 3 March 1997 ("Vesting Day").

The cost to the Company of the assets acquired on Vesting Day was determined by the then Minister for Communications, Marine and Natural Resources. Liabilities (including pensions and capital grants) were taken over at their actual or determined amounts. Pension liabilities (see note 31) include those in respect of pre-Vesting Day pension entitlements of the Company's employees and the current and deferred pensioners of its predecessor entity, Dublin Port and Docks Board.

The assets and functions of the Pilotage Committee, established under the Pilotage Act 1913, were transferred by operation of law to Dublin Port Company in July 1997, under the Harbours Act, 1996 (Commencement) (No. 3) Order 1997.

The consideration for the net assets transferred to the Company was satisfied by the creation and issue of 6.023 million ordinary shares of IR£1 (€1.27) each fully paid. One ordinary share is held by the Minister for Finance and the remainder are held by the Minister for Transport at 31 December 2016.

Notes to the Financial Statements

(continued)

5. Turnover

	2016 €'000	2015 €'000
By class of business (all within Republic of Ireland)		
Port dues	67,585	62,407
Rents	13,122	12,915
East link (see note 7)	-	1,386
Licences	534	558
Other	392	408
	81,633	**77,674**

6. Other Operating Income

	2016 €'000	2015 €'000
Revaluation of investment property	350	800
Grant income	-	1,034
Profit on disposal of fixed assets	169	-
	519	**1,834**

7. East Link

Under agreements dated the 16 March 1983 and 24 November 1983, the latter being in consideration for the loss of limited berthage and the disposal of certain lands, the Board acquired the right to participate in the future profits of the Toll Scheme for a period of 25 years from the date on which the building costs were finally discharged or until 31 December 2015, whichever date first occurs. The appropriate date, therefore, was 31 December 2015, at which time this arrangement ceased.

8. Net Interest Expense

	2016 €'000	2015 €'000
(a) Interest payable and similar charges:		
Interest on borrowings wholly repayable within five years	(1,123)	(1,129)
Net finance costs-pension schemes (see note 31)	-	(184)
Derivative financial liability (see note 27)	237	89
	(886)	(1,224)
(b) Interest receivable and similar income:		
Interest receivable	39	207
Net finance income-pension schemes (see note 31)	375	-
	414	207
(c) Net interest expense	**(472)**	**(1,017)**

9. Operating Profit

	2016 €'000	2015 €'000
Operating Profit has been arrived at after charging/(crediting):		
Depreciation (see note 12)	9,004	7,609
Amortisation of intangible assets (see note 13)	78	45
Redundancy payments	365	-
Amortisation of capital grants (see note 22)	(475)	(489)
Surplus on revaluation of investment properties	(350)	(800)
Impairment (loss)/gain on trade receivables	(14)	121
Profit on disposal of tangible assets (see note 6)	(169)	-

Auditors remuneration:
Remuneration (including expenses) for the statutory audit and other services carried out by the Company's auditors is as follows:

	2016 €'000	2015 €'000
Audit of entity financial statements	46	46
Other assurance services	62	39
Other non-audit services	-	23
Tax advisory services	66	39
	174	**147**

10. Dividend Paid

	2016 €'000	2015 €'000
Interim dividend paid of €0.943 per share (2015: €0.76 per share)	(10,912)	(8,800)

Notes to the Financial Statements

(continued)

11. Taxation

(a) Tax expense included in Profit and Loss

	2016 €'000	2015 €'000
Current tax:		
Based on Port activity profits for the year:		
Corporation Tax at an effective rate of 12.5% (2015:12.5%)	(4,103)	(3,864)
Based on non-Port activity profits		
Corporation Tax at an effective rate of 25% (2015:25%)	(462)	(426)
	(4,565)	**(4,290)**
Adjustments in respect of prior periods	1	8
Total current tax	**(4,564)**	**(4,282)**
Deferred tax:		
Timing differences between pension contributions paid and pensions charged	(949)	(593)
Timing differences on accelerated Capital Allowances	(510)	(681)
Origination and reversal of other timing differences	(35)	(3)
Over provision in prior year	16	7
Total deferred tax	**(1,478)**	**(1,270)**
Total tax charge	**(6,042)**	**(5,552)**
(b) Tax income/(expense) included in other Comprehensive Income		
Deferred tax		
Deferred tax related to defined benefit pension re-measurement loss/(gain)	995	(2,418)
Total tax income/(expense) included in other Comprehensive Income	**995**	**(2,418)**

11. Taxation (continued)

(c) Reconciliation of tax charge

The total Corporation Tax charge for the financial year is higher (2015: higher) than the total tax charge that would result from applying the standard rate of Irish Corporation Tax to profit on ordinary activities. The differences are explained below:

	2016 €'000	2015 €'000
Profit on Ordinary Activities Before Tax	**45,082**	**41,924**
Profit on ordinary activities multiplied by the average rate of Irish Corporation Tax for the year of 12.5% (2015:12.5%)	(5,635)	(5,240)
Effects of:		
Disallowable expenses	(258)	(214)
Non-taxable income	65	100
Passive income liable to tax at 25%	(231)	(213)
Adjustment to tax charge in respect of prior year	17	15
Total tax charge for the year	**(6,042)**	**(5,552)**

12. Tangible Assets

	Land and Buildings €'000	Terminals €'000	Dock Structures, Dry Docks and Quays €'000	Floating Craft €'000	Cranes €'000	Plant and Machinery Restated €'000	Investment Property €'000	CIP €'000	Total Restated €'000
Cost or valuation									
At 1 January 2015	77,483	210,401	64,171	16,417	3,800	24,308	5,150	11,360	413,090
Additions during year	712	70	995	6	-	1,339	-	13,782	16,904
Revaluation of Investment Property	-	-	-	-	-	-	800	-	800
Transfer from CIP	-	-	10,807	-	-	-	-	(10,807)	-
At 31 December 2015	**78,195**	**210,471**	**75,973**	**16,423**	**3,800**	**25,647**	**5,950**	**14,335**	**430,794**
Accumulated Depreciation									
At 1 January 2015	12,736	75,249	22,071	2,962	3,791	11,981	-	-	128,790
Charge for year	1,412	2,992	1,328	546	3	1,328	-	-	7,609
At 31 December 2015	**14,148**	**78,242**	**23,399**	**3,508**	**3,794**	**13,309**	**-**	**-**	**136,399**
Net Book Amounts									
At 1 January 2015	64,747	135,152	42,102	13,455	9	12,327	5,150	11,360	284,300
At 31 December 2015	**64,047**	**132,229**	**52,574**	**12,915**	**6**	**12,338**	**5,950**	**14,335**	**294,394**

Notes to the Financial Statements

(continued)

12. Tangible Assets (continued)

	Land and Buildings €'000	Terminals €'000	Dock Structures, Dry Docks and Quays €'000	Floating Craft €'000	Cranes €'000	Plant and Machinery €'000	Investment Property €'000	CIP €'000	Total €'000
Cost or valuation									
At 1 January 2016	78,195	210,471	75,973	16,423	3,800	25,647	5,950	14,335	430,794
Reclassified	10	-	5	-	-	2	-	(17)	-
Additions during year	26,583	306	2,340	12	-	354	-	14,284	43,879
Revaluation of Investment Property	-	-	-	-	-	-	350	-	350
Disposals	(150)	-	-	(3)	-	-	-	-	(153)
Transfer from CIP	8,179	-	2,996	-	-	23	-	(11,198)	-
At 31 December 2016	**112,817**	**210,777**	**81,314**	**16,432**	**3,800**	**26,026**	**6,300**	**17,404**	**474,870**
Accumulated Depreciation									
At 1 January 2016	14,148	78,242	23,399	3,508	3,794	13,309	-	-	136,399
Reclassified	-	1		(2)	-	1	-	-	-
Charge for year	1,751	2,972	2,424	546	3	1,308	-	-	9,004
Disposals	(15)	-	-	(3)	-	-	-	-	(18)
Write-offs	-	-	-	-	-	(7)	-	-	(7)
At 31 December 2016	**15,884**	**81,215**	**25,823**	**4,049**	**3,797**	**14,611**	**-**	**-**	**145,378**
Net Book Amounts									
At 1 January 2016	64,047	132,229	52,574	12,915	6	12,338	5,950	14,335	294,394
At 31 December 2016	**96,933**	**129,562**	**55,491**	**12,383**	**3**	**11,415**	**6,300**	**17,404**	**329,491**

The cost to the Company of assets acquired on Vesting Day, 3 March 1997, under the Harbours Act, 1996 was determined by the then Minister for Communications, Marine and Natural Resources in consideration for shares issued.

In 2016 €169,000 profit on disposal of tangible assets was recognised (see note 6). There were no disposals of tangible fixed assets in 2015.

The investment property represents a 50% interest in freehold property and has been independently valued by Savills as at 31 December 2016 on an open market valuation basis. The valuation represented the valuer's opinion of market value at 31 December 2016 and has been prepared in accordance with the RICS Valuation – Professional Standards (incorporating the International Valuation Standards) published March 2012 by the Royal Institution of Chartered Surveyors. The valuer noted that values are subject to changes on account of market adjustments and other factors, and that values in the future may therefore be higher or lower than at the valuation date. The revaluation surplus of €0.35m million (2015: €0.8 million surplus) arising on this revaluation has been credited to the other operating income line of the Profit and Loss account.

13. Intangible assets

	2016 €'000	2015 €'000 Restated
Cost or valuation		
At 1 January	1,246	1,197
Additions during year	298	49
At 31 December	**1,544**	**1,246**
Accumulated Amortisation		
At 1 January	930	885
Charge for year	78	45
At 31 December	**1,008**	**930**
Net Book Amounts		
At 1 January	316	312
At 31 December	**536**	**316**

14. Development Land

The Company entered into a Development Agreement dated 6th July 1999 with Earlsfort East Point and Eastpoint (Development) Two Ltd. ("the Developer"), for a development comprising approximately 14 acres of land adjoining the East Point Business Park Development Phase I.

At 31 December 2016, a receivable of €1.246m remains outstanding relating to the final three sites of land (comprising approximately 6 acres of land) which are subject to this arrangement. The Directors are satisfied that the carrying value of this land is fully recoverable at 31 December 2016.

In addition to consideration for the land sold, the Company is also entitled to further consideration calculated based on a share of the net profits realised on the sale of the developed properties by Eastpoint (Development) Two Ltd.

The consideration under this agreement will be recognised in the financial statements in the period when it is realised by Dublin Port Company. No consideration was recognised during the year (2015: NIL).

The Company is currently engaged in discussions with the developer with a view to finalising the timeframe for receipt of both the consideration in respect of land and any further consideration to be received on the ultimate sale of the relevant properties.

15. Inventories

	2016 €'000	2015 €'000
Consumable items	**520**	**508**

Inventory comprises consumable items, spare parts and stores used in the maintenance of plant. There was no material difference between the replacement cost of inventory and the above book amount.

Inventories are stated after provisions for impairment of €Nil (2015: €Nil).

Notes to the Financial Statements

(continued)

16. Debtors – Amounts falling due within one year

	2016 €'000	2015 €'000
Trade debtors	12,487	11,758
VAT	2,897	213
Contributions receivable from pension scheme	1,142	957
Other receivables	640	870
	17,166	**13,798**

Trade debtors are stated after provisions for impairment of €0.1m (2015: €0.1m).

17. Restricted Cash

	2016 €'000	2015 €'000
Cash held in escrow	14,125	-
	14,125	**-**

A cash balance is held in escrow in relation to the purchase of lands at Dublin Airport Logistics Park which is subject to appropriate rezoning.

18. Investments

	2016 €'000	2015 €'000
Defined benefit pension asset (see note 31)	12,254	13,248
Short term deposits	-	64,192
	12,254	**77,440**

Investments in short term deposits have an original maturity of 6 months or less. There were no balances in short term deposits at the Balance Sheet date. At 31 December 2015 the average maturity of the deposits was 1 month. The average interest rate was 0.07% (2015: 0.4%).

In accordance with FRS102 short term deposits of €0.0m (2015: €29.077m) with contractual maturities of three months or less are included as cash equivalents in the Statement of Cash Flows.

19. Creditors – Amounts falling due within one year

	2016 €'000	2015 €'000
Bank loans (see note 21)	34,987	-
Trade creditors	650	2,364
Accruals	6,757	5,898
Deferred income – grants (see note 22)	482	491
Professional Services Withholding Tax/Relevant Contracts Tax	273	104
Corporation Tax	303	279
Income tax deducted under PAYE	378	370
Pay related social insurance	113	132
	43,943	**9,638**
Creditors for taxation and social welfare included above	**1,067**	**885**

Trade and other creditors are payable at various dates in the next three months in accordance with the suppliers' usual and customary credit terms.

Tax and social insurance are repayable at various dates over the coming months in accordance with the applicable statutory provisions.

20. Creditors – Amounts falling due after one year

	2016 €'000	2015 €'000
Deferred income – grants (see note 22)	10,988	11,399
Bank Loans (see note 21)	-	34,934
Derivative financial liability (see note 27)	148	385
	11,136	**46,718**

Notes to the Financial Statements

(continued)

21. Bank Loans

	2016 €'000	2015 €'000
Bank Loans	34,987	34,934
	34,987	**34,934**
These loans are repayable in the following periods after the year end:		
Within one year	34,987	-
Between one and two years	-	34,934
	34,987	**34,934**

Bank Loans are shown net of capitalised debt issue costs of €13k (2015: €66k) which are being amortised over the term of the debt.

The Company has a borrowing facility with Bank of Ireland, which amounts to €50m, consisting of a €35m term loan facility and a €15m revolving credit facility. This facility is for a five year term and is due for repayment in full in March 2017. €35m of the facility was drawn down at the year end.

The rate of interest on the loan is variable based on EURIBOR and the applicable margin. There is no tangible security held by BOI on this facility.

In December 2015 the Company entered into a Finance Contract with the European Investment Bank in respect of a €100m project finance facility. This facility is for a 20 year term and is undrawn at year end.

22. Deferred Income

	2016 €'000	2015 €'000
Grants and contributions to fixed assets		
Opening Balance	11,890	11,203
Received during the year	55	1,176
Amortised to Profit and Loss Account during the year	(475)	(489)
Closing Balance	**11,470**	**11,890**
Creditors – amounts falling due within one year (see note 19)	482	491
Creditors – amounts falling due after one year (see note 20)	10,988	11,399
	11,470	**11,890**

Capital grants received from various authorities in respect of capital expenditure incurred are recorded as deferred income and released to the Profit and Loss Account over the expected useful lives of the relevant assets.

23. Provisions for Liabilities

The Company had the following deferred tax liabilities during the year:

	2016 €'000	2015 €'000
At 1 January	(6,954)	(3,265)
Additions dealt with in profit and loss	(1,477)	(1,278)
Additions dealt with in other comprehensive income	995	(2,418)
Unused amounts reversed to the profit and loss	-	7
At 31 December	**(7,436)**	**(6,954)**

	2016 €'000	2015 €'000
Presented as:		
Deferred tax liabilities within provisions for liabilities	**(7,436)**	**(6,954)**

The provision for deferred tax consists of the following deferred tax assets/(liabilities):

	2016 €'000	2015 €'000
Defined Benefit pension scheme	(1,387)	(1,433)
Derivative financial liabilities	19	48
Other timing differences	44	49
Accelerated capital allowances	(6,112)	(5,618)
	(7,436)	**(6,954)**

Deferred tax assets of €0.3m (2015: €0.3m) was not recognised in respect of capital losses on the basis that there is no likelihood of recovering the benefit from these tax losses.

24. Share Capital and Reserves

	2016 €'000	2015 €'000
Authorised		
96.5m ordinary shares of €1.25 each	120,625	120,625
Allotted, called up and fully paid – presented as equity		
11.571m ordinary shares of €1.25 each	**14,464**	**14,464**

There is a single class of ordinary shares. There are no restrictions on the distribution of dividends and the repayment of capital. All shares carry equal voting rights and rank dividends to the extent to which the total amount on each share is paid up.

Reserves

The opening balance, closing balance and movements in each reserve are outlined in the Statement of Changes in Equity. A description of each reserve is outlined below.

Notes to the Financial Statements

(continued)

24. Share Capital and Reserves (continued)

Called-up share capital

The authorised share capital of the Company comprises ordinary shares.

Capital conversion reserve fund

The ordinary shares of the Company were re-nominalised from €1.269738 each to €1.25 each in 2001 and the amount by which the issued share capital of the Company was reduced was transferred to a fund known as the Capital Conversion Reserve Fund.

Capital contribution

On 12 July 2011, as permitted by the Harbours Acts, 1996 to 2009, the Minister for Transport, Tourism and Sport ordered that the functions of Dundalk Port Company be transferred to the Company. The assets and liabilities taken on by the Company as a result of this Ministerial Order have been recorded at their fair values at that date. A corresponding amount has been recognised as a Capital Contribution in Shareholders' Funds reflecting that the assets received and liabilities assumed are considered to be a contribution from the Company's principal shareholder.

25. Note to the statement of cash flow

	Notes	2016 €'000	2015 €'000
Profit for the financial year		**39,040**	**36,372**
Tax on profit on ordinary activities	11	6,042	5,552
Net interest expense	8	472	1,017
Operating Profit		**45,554**	**42,941**
Amortisation of capital grants	22	(475)	(489)
Depreciation of tangible assets	12	9,004	7,609
Amortisation of intangible assets	13	78	45
Revaluation of investment property	12	(350)	(800)
Profit on disposal of assets	6	(169)	-
Write-off of fixed assets	12	(7)	-
(Increase)/decrease in inventories		(12)	17
(Increase)/decrease in debtors		(3,369)	1,025
Increase in creditors		143	988
Change in relation to pension provision		(7,219)	(4,927)
Net cash inflow from operating activities		**43,179**	**46,409**

26. Commitments

At 31 December, the Company had the following capital commitments:

	2016 €'000	2015 €'000
Future capital expenditure not provided for		
Contracted for	20,296	6,403
Authorised by the Directors but not contracted for	-	-
	20,296	**6,403**

27. Financial Instruments

The Company has the following financial instruments:

	2016 €'000	2015 €'000
Financial assets that are debt instruments measured at amortised cost:		
Trade debtors	12,487	11,758
Other debtors	640	870
Investments (included in current assets)	-	64,192
	13,127	**76,820**
Cash at bank and in hand	**37,986**	**5,882**
Financial liabilities measured at fair value through profit or loss:		
Derivative financial instruments	**148**	**385**
Financial liabilities measured at amortised cost:		
Bank loans	34,987	34,934
Trade creditors	650	2,364
Other creditors	6,587	5,898
	42,224	**43,196**

Derivative financial instruments - Interest rate swaps

The Company enters into interest rate swap contracts to mitigate the interest rate exposure on the Company's borrowings. At 31 December 2016, the contracts all mature within 3 months (2015: 15 months) of the year end.

The interest rate swap contracts are measured at fair value, which is determined using valuation techniques that utilise observable inputs. The fair value takes into account the fixed, floating and market rates prevailing at the year end. As interest rate swaps are marked to market at the year end, their carrying value is equal to their fair value.

Notes to the Financial Statements

(continued)

28. Directors' Remuneration

	2016 €'000	2015 €'000
Emoluments	396	412
Contributions to retirement benefit schemes		
Defined contribution	-	-
Defined benefit	116	117

Retirement benefits are accruing to two Directors (2015: two Directors) under defined benefit schemes.

The Directors do not participate in any long term incentive schemes nor do they have any equity interests in the Company. There were no payments during the year (2015: NIL) in respect of compensation for loss of office or other termination payments.

Included in the above is the remuneration package of the Chief Executive made up as follows:

	2016 €'000	2015 €'000
Director's Fees	13	13
Salary	185	185
Other Benefits including Pension Costs and Taxable Benefits	95	95
	293	**293**

Directors' Fees

	2016 €	2015 €
L McCaffrey	21,600	21,600
E O'Reilly	12,600	12,600
P Bates	12,600	12,600
H Collins	7,198	12,600
E Finnan	3,176	12,600
G Darling	12,600	12,600
P Magner	12,600	12,600
J Moore *	12,600	12,600
	94,974	**109,800**

*In Addition to the Directors' fees, Mr Moore was paid as an employee of Dublin Port Company.

28. Directors' Remuneration (continued)

Key management compensation

The compensation paid or payable to key management is shown below:

	2016 €'000	2015 €'000
Salaries and other short term benefits	1,490	1,463
Post-employment benefits	316	306
Total key management compensation	**1,806**	**1,769**

The key management compensation amounts disclosed represents compensation to those people having the authority and responsibility for planning, directing and controlling the activities of the Company. The key management personnel include Board Members and members of the executive management team.

29. Employees

	2016 €'000	2015 €'000
Staff costs comprise:		
Wages and salaries	10,163	9,946
Social insurance costs	907	889
Other pension costs - Defined Benefit Schemes (see note 31)	(452)	1,524
Other pension costs - Defined Contribution Scheme (see note 31)	239	209
	10,857	**12,568**

Of the total staff costs €291,000 (2015: NIL) has been capitalised into tangible fixed assets and €10,566,000 (2015: €12,568,000) has been treated as an expense in the Profit and Loss account.

The average number of persons employed by the Company during the year was 146 (2015: 140).

30. Related Party Transactions

In accordance with FRS102 the Company is exempt from disclosure of transactions with other state owned entities.

As noted in note 1, one ordinary share is held by the Minister for Finance and the remainder are held by the Minister for Transport at 31 December 2016.

No Board member, who would be regarded as a related party, or members of key management staff have undertaken any material transactions with the Company during the year.

As noted in note 16, there is €1.1m due to the Company from the pension funds (2015: €1.0m).

Notes to the Financial Statements

(continued)

31. Post-employment benefits

The Company operates four defined benefit pension schemes and a defined contribution pension scheme. On 1 January 2005 the defined benefit schemes were closed to new entrants.

Defined Contribution Scheme

Employees joining the Company after 1 January 2005 are members of the defined contribution scheme. Contributions are paid by the members and by the Company at fixed rates. During the year the Company contributed €239k (2015: €209k) to the defined contribution scheme and this amount was charged to the Profit and Loss account. Irish Pensions Trust Limited, an independent professional trustee Company, is the sole trustee of the defined contribution scheme.

Defined Benefit Schemes

(a) The Company operates four defined benefit pension schemes based on final pensionable salaries for eligible employees, including employees and former employees of Dundalk Port Company and the Company's predecessor entity, Dublin Port & Docks Board.

Under the provisions of the Harbours Act, 1996 the Company is responsible for funding the payment of pension entitlements (including the entitlements relating to pre-Vesting Day service with Dublin Port & Docks Board) of:

(i) all eligible current employees of the Company;

(ii) all eligible current and deferred pensioners of Dublin Port & Docks Board;

(iii) former eligible employees of the Company who since Vesting Day have or may become current or deferred pensioners of the Company;

(iv) eligible spouses and children of eligible employees or former employees.

Separate trustee administered schemes have been established for this purpose and these schemes are "The Dublin Port Superannuation Fund 1996" and "The Dublin Port Company Pilots Superannuation Fund".
In 2012 a formal scheme was established in respect of the Chief Executive and the name of this scheme is "The Dublin Port Company Chief Executive Retirement Benefits Scheme".

A formal trustee administered scheme was established during 2013 in respect of eligible former employees of Dundalk Port Company and the name of this scheme is "The Dublin Port Company Pension Scheme for Former Employees of Dundalk Port Company".

Irish Pensions Trust Limited, an independent professional trustee Company, is the sole trustee of the Pilots Superannuation Fund, the Dublin Port Company Chief Executive Retirement Benefits Scheme and the Dublin Port Company Pension Scheme for Former Employees of Dundalk Port Company.

The Company and scheme members appoint the trustees of the Dublin Port Superannuation Fund 1996. The most recent member trustee election for the Dublin Port Superannuation fund 1996 was held on 25 November 2011 and the appointment of four candidates was ratified by the Board at its meeting on 15 December 2011. In addition to the four member trustees, the Company also appointed a further four trustees.

There are no unfunded schemes in place as at 31 December 2016.

31. Post-employment benefits (continued)

(b) Actuarial Valuation

The funding position of the main defined benefit schemes is assessed in accordance with the advice of independent actuaries. The funding position is formally assessed at three yearly intervals. The most recent applicable actuarial valuation reports were prepared at 1 January 2015 and were completed by Mercer, who are neither officers nor employees of the Company. The valuation reports at 1 January 2015 are available for inspection by scheme members but not for public inspection.

The Company intends to make regular contributions to the schemes in accordance with the recommendations set out by the actuaries in their reports at 1 January 2015. The next valuation reports are due to be prepared as at 1 January 2018.

Minimum Funding Standard valuation basis (unaudited information):

The funded schemes are required to meet the Minimum Funding Standard (MFS) in accordance with Section 44 of the Pensions Act, 1990 (as amended). The MFS, in general terms, measures whether accumulated assets cover liabilities accrued to members, assuming the schemes were wound up at the valuation date. The assumptions on which the MFS liability is determined are prescribed in legislation and actuarial guidance. The most recently completed actuarial funding certificates, where applicable, were submitted to the Pensions Authority with an effective date of 31 December 2014 and confirmed that the schemes satisfied the MFS at that date.

Following an interim actuarial review at 1 January 2017, it was found that the applicable schemes would have met the MFS as at 1 January 2017. Overall assets of the schemes were €280.00m and overall liabilities under the MFS were €209.2m, resulting in an aggregate surplus of €70.8m on the MFS basis.

Long-term valuation basis (unaudited information):

The Company's intention is to continue to provide funding in accordance with the actuary's recommendation to ensure that the schemes continue to operate and provide for pension payments in the long term future.

The valuation at 1 January 2015 for such funding purposes was prepared using an actuarial valuation method known as the "attained age" method. The principal actuarial assumptions adopted in the valuation were that the annual rate of return on investments before retirement would be 2.25% per annum for the Main Fund and 1.35% per annum for the Pilot, CEO and Dundalk Funds, the annual rate of return on investments after retirement would be 1.35% per annum for all funds, the increase in salaries would be nil for 2015, 1.8% in 2016, 2% for 2017-2019 and 3.0% per annum thereafter. The increase in pensions in payment would be nil for 2015, 1.8% in 2016, 2% for 2017-2019 and 2.5% thereafter. Under this valuation method at 1 January 2015, overall assets were €257.2m and overall accrued liabilities were €293.9m. This resulted in an aggregate deficit of €36.7m and a funding ratio (assets: liabilities) as at 1 January 2015 of 88%. This valuation was carried out in respect of the Dublin Port Superannuation Fund 1996, the Dublin Port Company Pilots Superannuation Fund and the Dublin Port Company Chief Executive Retirement Benefits Scheme.

Following an interim actuarial review at 1 January 2017 overall assets were €280.0m and overall liabilities measured under this valuation method were €302.6m resulting in an aggregate deficit of €22.6m and a funding ratio (assets:liabilities) as at 1 January 2017 of 93%.

The next formal valuation will be prepared at 1 January 2018.

31. Post-employment benefits (continued)

(c) FRS 102 – Section 28 – "Employee Benefits"

The defined benefit obligations of the Company have been valued by independent actuaries for the purposes of section 28 of FRS 102 based on data provided for an actuarial valuation of the schemes as at 31 December 2016. As required by section 28 of FRS 102 the valuation was prepared using an actuarial valuation method known as the "projected unit credit" method. As the schemes are closed to new entrants, the schemes have an age profile that is rising and therefore under the projected unit method the current service cost will increase as members of the scheme approach retirement.

Financial Assumptions:

The main financial assumptions to calculate the benefit obligations (liabilities) under section 28 of FRS 102 at the Balance Sheet date were:

	31 December 2016	31 December 2015
Rate of interest applied to discount benefit obligations	1.75%	2.50%
Projected rate of increase of salaries	2% for 2017-2019, 3% thereafter	1.8% in 2016,2% for 2017-2019, 3% thereafter
Projected rate of increase of pensions in payment	2% for 2017-2019, 2.5% thereafter	1.8% in 2016, 2% for 2017-2019, 2.5% thereafter
Rate of increase of pensions in deferment	2% for 2017-2019, 2.5% thereafter	1.8% in 2016, 2% for 2017-2019, 2.5% thereafter
CPI Inflation	1.75%	1.75%

The discount rate used in the calculation of the pension liability is determined by reference to market yields at the Balance Sheet date on high quality corporate bonds. The currency and term of the corporate bonds is consistent with the currency and estimated term of the benefit obligations. Having regard to the duration of the scheme benefit obligations, a discount rate of 1.75% was adopted at 31 December 2016.

Demographic Assumptions:

The assumptions relating to the life expectancy at retirement for members is set out below:

	2016		2015	
	Male Years	Female Years	Male Years	Female Years
Current members age 40 (life expectancy at age 65)	25.8	27.9	25.7	27.8
Current pensioners age 65 (life expectancy at age 65)	23.0	25.0	22.9	24.9

Scheme Assets:

The investment allocations of assets at the Balance Sheet date were:

Asset Class	Proportion of Scheme assets at 31 December 2016	Proportion of Scheme assets at 31 December 2015
Equities	16.40%	16.50%
Bonds	83.50%	82.50%
Property	0.40%	1.00%
Other	(0.30%)	0.00%
	100.0%	**100.0%**

Under FRS102, the expected return on assets is set equal to the discount rate.

31. Post-employment benefits (continued)

The fair value of the assets in the pension schemes at the Balance Sheet date were:

	Fair value at 31 December 2016 €'000	Fair value at 31 December 2015 €'000
Equities	45,964	42,650
Bonds	233,843	212,996
Property	1,004	2,965
Other	(813)	(571)
Total Fair value of Assets	**279,998**	**258,040**

The amounts recognised in the statement of financial position are as follows:

	31 December 2016 €'000	31 December 2015 €'000
Fair value of scheme assets	279,998	258,040
Defined benefit obligation	(268,905)	(246,576)
	11,093	**11,464**
Presented in financial statements as follows:		
Investments – surplus on funded schemes (see note 18)	12,254	13,248
Provision for post-employment benefit obligation – unfunded schemes	(1,161)	(1,784)
Net defined benefit asset	**11,093**	**11,464**

Analysis of the amounts included in the Profit and Loss Account:

	2016 €'000	2015 €'000
Cost (excluding interest)		
Current service cost	(1,496)	(1,740)
Past service credit	1,948	216
	452	**(1,524)**
Net interest cost		
Interest income on scheme assets	6,415	5,116
Interest on pension scheme benefit obligations	(6,040)	(5,300)
Net interest cost	**375**	**(184)**
	827	**(1,708)**

The Profit and Loss charge includes the following credit due to changes in plan provisions:

Past Service Cost: A negative past service cost arises in respect of the permanent reduction in the benefits of active and deferred members of the Dublin Port Superannuation Fund 1996 and the Dublin Port Company Pilots' Superannuation Fund due to the pension levies for the years 2011 to 2015 inclusive. The reduction in benefits was agreed by the trustees of both plans. The gain is the present value of the reduction in pension benefits and calculated as at 31 December 2016 and 2015 using financial assumptions appropriate at that date.

31. Post-employment benefits (continued)

Analysis of the re-measurements amounts recognised in other Comprehensive Income:

	2016 €'000	2015 €'000
Return on plan assets (excluding interest income)	18,431	(1,537)
Effect of experience adjustments	4,301	(30)
Effect of changes in assumptions	(30,697)	20,914
Total re-measurements included in other Comprehensive Income	**(7,965)**	**19,347**

Movement in scheme assets and benefit obligations

	Assets €'000	Benefit obligations €'000	Net (deficit)/ surplus €'000
At 31 December 2014	257,175	(269,801)	(12,626)
Current service cost	-	(1,740)	(1,740)
Past service credit	-	216	216
Interest on scheme benefit obligations	-	(5,300)	(5,300)
Interest income on scheme assets	5,116	-	5,116
Return on scheme assets (excluding interest income)	(1,537)	-	(1,537)
Remeasurement due to experience adjustments	-	(30)	(30)
Remeasurement due to change in assumptions	-	20,914	20,914
Members' contributions	396	(396)	-
Benefits paid from scheme	(9,561)	9,561	-
Employer contributions	6,451	-	6,451
As at 31 December 2015	**258,040**	**(246,576)**	**11,464**

Movement in scheme assets and benefit obligations

	Assets €'000	Benefit obligations €'000	Net (deficit)/ surplus €'000
At 31 December 2015	258,040	(246,576)	11,464
Current service cost	-	(1,496)	(1,496)
Past service credit	-	1,948	1,948
Interest on scheme benefit obligations	-	(6,040)	(6,040)
Interest income on scheme assets	6,415	-	6,415
Return on scheme assets (excluding interest income)	18,431	-	18,431
Remeasurement due to experience adjustments	-	4,301	4,301
Remeasurement due to change in assumptions	-	(30,697)	(30,697)
Members' contributions	333	(333)	-
Benefits paid from scheme	(9,988)	9,988	-
Employer contributions	6,767	-	6,767
As at 31 December 2016	**279,998**	**(268,905)**	**11,093**

The employer expects to contribute €6.5 million to the pension schemes in 2017.

31. Post-employment benefits (continued)

Sensitivity Analysis of Scheme Benefit obligations:

The sensitivity of the defined benefit obligation to changes in the mortality assumptions is set out below:

	2016 Existing Assumption	2016 -1 Year	2016 +1 Year
Current Male Member age 40 (Life Expectancy at age 65)	25.8	24.9	26.7
Current Male Pensioner age 65 (Life Expectancy at age 65)	23.0	22.1	23.8
Benefit obligations (€'000)	268,905	259,630	278,345
Change in benefit obligations (€'000)		9,275	(9,440)
% Change (as % of original)		3.4%	(3.5%)

The sensitivity of the defined benefit obligation to changes in the discount rate is set out below:

	2016 Existing Assumption	2016 -0.25%	2016 +0.25%
Discount Rate	1.75%	1.50%	2.00%
Benefit obligations (€'000)	268,905	280,548	257,998
Change in benefit obligations (€'000		(11,643)	10,907
% Change (as % of original)		(4.3%)	4.1%

32. Events after the reporting date

On 24 March 2017 the land sale transaction completed in respect of the cash held in escrow. This was held in relation to the purchase of lands at Dublin Airport Logistics Park which was subject to appropriate zoning.

On 29 March 2017 the Company put in place a new borrowing facility with Ulster Bank DAC. This facility amounts to a €50m revolving credit facility and is for a five year term with two further one-year extension options..

There have been no further events between the Balance Sheet date and the date on which the financial statements were approved by the Board, which would require adjustment to the financial statements or any additional disclosures.

33. Approval of the Financial Statements

The Directors approved the financial statements on 31st March 2017.

Port Statistics (un-audited)

The financial statements cover the year ended 31 December 2016 together with comparative figures for 2015.

For comparison purposes, the un-audited statistics reproduced below cover trade for Dublin Port Company for the calendar years 2014 – 2016.

	2016	2015	2014
Vessels – Total Arrivals	7,749	7,166	7,108
Throughput ('000 tonnes)			
Ro-Ro	22,484	21,191	19,796
Lo-Lo	6,328	5,960	5,507
Bulk Liquid	4,017	3,857	3,624
Bulk Solid	2,053	1,780	1,885
Break Bulk	47	50	37
	34,929	**32,838**	**30,849**
Ro-Ro units ('000)	**945**	**878**	**822**
Lo-Lo TEU's ('000)	**664**	**614**	**566**
Passenger Numbers (millions)	**1.8**	**1.8**	**1.7**

Vessels – Total Arrivals

Ro-Ro units ('000)

Lo-Lo TEU's ('000)

Passenger Numbers (millions)

Throughput ('000 tonnes) Ro-Ro

Throughput ('000 tonnes) Lo-Lo

Throughput ('000 tonnes) Bulk Liquid

Throughput ('000 tonnes) Bulk Solid

Throughput ('000 tonnes) Break Bulk

Towage Accounts (un-audited)

The Port Services Regulation (Regulation 2017/352) was introduced by the European Parliament on 15 February 2017. The Regulation establishes a framework for the provision of port services and common rules on the financial transparency of ports.

The financial contribution statement in respect of the Company's towage service for the year ended 31 December 2016, together with comparative figures for 2015, is set out below:

	2016 €'000	2015 €'000
Revenue	3,192	2,593
Direct Costs	1,323	1,382
Contribution to overheads and administration	**1,869**	**1,211**

Revenue (€'000)

Direct Costs (€'000)

Contribution to overheads and administration (€'000)

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ÁTHA CLIATH
DUBLIN PORT COMPANY

Dublin Port Company
Port Centre, Alexandra Road
Dublin 1, Ireland

Email: info@dublinport.ie
Phone: +353 1 8876000
Fax: +353 1 8551241

www.dublinport.ie