

EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – VALUE FUND

Unaudited Consolidated Results as at December 31, 2020 (expressed in Barbados Dollars)

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Financial Position
As at December 31, 2020
(expressed in Barbados dollars)

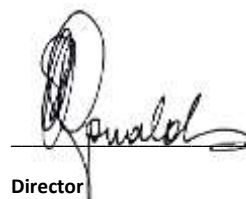
	Unaudited December 31, 2020 \$	Unaudited December 31, 2019 \$	Audited September 30, 2020 \$
Assets			
Investment properties	63,218,201	48,761,695	62,822,668
Investment in associated company	31,208,706	21,779,578	17,291,276
Loans receivable	3,827,858	-	3,746,558
Accounts receivable and prepaid expenses	614,110	475,390	399,268
Due from related parties	754,972	562,914	754,247
Marketable securities	-	4,000,000	-
Cash & cash equivalents	16,456,866	26,190,685	23,888,930
Total assets	116,080,713	101,770,262	108,902,947
Liabilities			
Loans payable	18,733,333	10,850,668	10,580,000
Accounts payable and accrued expenses	1,136,340	3,679,413	2,945,649
Security and advanced deposits	339,348	720,030	317,566
Deferred tax	121,268	43,367	122,363
Corporation tax payable	54,622	11,579	54,622
Total liabilities	20,384,911	15,305,057	14,020,200
Total assets less liabilities	95,695,802	86,465,205	94,882,747
Equity			
Share capital	93,085,450	83,128,128	93,259,667
Other reserves	(248,466)	(17,967)	(248,774)
Retained earnings	2,827,036	3,322,963	1,840,072
Total shareholders' funds	95,664,020	86,433,124	94,850,965
Non-controlling interests	31,782	32,081	31,782
	95,695,802	86,465,205	94,882,747
Net asset value per share	\$0.70	\$0.71	\$0.69

Approved by:



Director

February 12, 2021



Director

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Comprehensive Income
For the three-month period ended December 31, 2020
(expressed in Barbados dollars)

	Unaudited Three months ended	Unaudited Three months ended	Audited Year ended
	December 31, 2020	December 31, 2019	September 30, 2020
	\$	\$	\$
Revenue			
Net rental income	936,220	843,396	2,945,551
Fair value gains on investment property	-	-	3,410,549
Share of profit/(loss) of investments using equity accounting	417,430	544,688	(2,533,627)
Interest income	201,860	269,745	761,194
Other income	-	-	666
Total investment income	1,555,510	1,657,829	4,584,333
Expenses			
Interest Expense	153,333	121,856	478,827
Fund management fees	175,935	165,800	652,643
Investment advisor fees	175,935	165,800	652,643
Professional fees	76,187	54,654	422,560
Directors and subcommittee fees	830	800	3,200
Office and administrative expenses	3,257	6,487	62,173
Impairment charge for receivables	-	-	57,676
Net foreign exchange loss/(gain)	3,510	(72,766)	201,410
Operating expenditure	588,987	442,631	2,531,132
Profit before tax	966,523	1,215,198	2,053,201
Taxation	-	-	(162,814)
Net profit for the period	966,523	1,215,198	1,890,387
Other comprehensive income:			
<i>Items that will not be reclassified to profit or loss</i>			
Exchange differences on translation of foreign operations	308	(61,360)	(169,447)
Total comprehensive income for the period	966,831	1,153,838	1,720,940
Attributable to:			
Cellular property fund shareholders	966,523	1,215,597	1,891,085
Non-controlling interests	-	(399)	(698)
Total comprehensive income for the period	966,523	1,215,198	1,890,387
Earnings per share – basic and diluted	\$0.01	\$0.02	\$0.02

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the three-month period ended December 31, 2020
(expressed in Barbados dollars)

	Attributable to Fund shareholders				
	Share capital	Other Reserves	Retained earnings	Non-controlling interests	Total
	\$	\$	\$	\$	\$
Balance- September 30, 2019	83,128,128	(79,327)	5,039,725	32,480	88,121,006
Shares Issued	10,689,600	-	-	-	10,689,600
Share issue costs	(129,008)	-	-	-	(129,008)
Repurchase of issued shares	(429,053)	-	31,906	-	(397,147)
Translation reserves	-	(169,447)	-	-	(169,447)
Dividend declared (0.024 and 0.018 cents per share)	-	-	(5,122,644)	-	(5,122,644)
Income for the year	-	-	1,891,085	(698)	1,890,387
Balance- September 30, 2020	93,259,667	(248,774)	1,840,072	31,782	94,882,747
Repurchase of issued shares	(174,217)	-	20,441	-	(153,776)
Translation reserves	-	308	-	-	308
Income for the period	-	-	966,523	-	966,523
Balance- December 31, 2020	93,085,450	(248,466)	2,827,036	31,782	95,695,802

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the three-month period ended December 31, 2019
(expressed in Barbados dollars)

	Attributable to Fund shareholders				
	Share capital	Other Reserves	Retained earnings	Non-controlling interests	Total
	\$	\$	\$	\$	\$
Balance- September 30, 2018	37,209,540	-	2,525,125	2,902,055	42,636,720
Shares Issues	47,237,127	-	-	-	47,237,127
Share issue costs	(1,318,539)	-	-	-	(1,318,539)
Translation reserves	-	(79,327)	-	-	(79,327)
Distributions to non- controlling interests	-	-	-	(2,902,501)	(2,902,501)
Dividend declared (0.024 cents per share)	-	-	(1,335,666)	-	(1,335,666)
Income for the year	-	-	3,850,266	32,926	3,883,192
Balance- September 30, 2019	83,128,128	(79,327)	5,039,725	32,480	88,121,006
Translation reserves	-	61,360	-	-	61,360
Dividend declared (0.024 cents per share)	-	-	(2,932,359)	-	(2,932,359)
Income for the period	-	-	1,215,597	(399)	1,215,198
Balance- December 31, 2019	83,128,128	(17,967)	3,322,963	32,081	86,465,205

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Cashflows
For the three-month period ended December 31, 2020
(expressed in Barbados dollars)

	<u>Unaudited</u> <u>Three months</u> <u>December 31, 2020</u>	<u>Unaudited</u> <u>Three months ended</u> <u>December 31, 2019</u>	<u>Audited</u> <u>Year ended</u> <u>September 30, 2019</u>
	\$	\$	\$
Cash flows from operating activities			
Total comprehensive income for the period	966,523	1,215,198	2,053,201
Adjustment for:			
Fair value gains on investment property	-	-	(3,410,549)
Net foreign exchange loss/(gain)	3,510	(72,766)	201,410
Share of (gains)/loss of investments accounted for using the equity	(417,430)	(544,688)	2,533,627
Depreciation	528	506	2,024
Interest income	(201,860)	(269,745)	(761,194)
Interest expense	153,333	121,856	478,827
Operating income before working capital changes	504,604	450,361	1,097,346
Net (increase)/decrease in accounts receivable and prepaid expenses	(212,157)	46,024	84,788
Net increase/(decrease) in due to/from related parties	4,202	(44,309)	(222,959)
Net (increase) in loans receivable	(81,300)	-	(3,746,558)
Net (decrease)/increase in accounts payable and accrued expenses	(1,809,348)	3,181,967	276,390
Increase/(decrease) in security deposits	21,860	393,009	(5,198)
Additions to investment property	(400,000)	(9,372,076)	(9,670,782)
Decrease in marketable securities	-	-	4,000,000
Cash used in operations	(1,972,139)	(5,345,024)	(8,186,973)
Interest received	201,860	269,745	761,194
Interest paid	-	(1,522)	(479,203)
Tax paid	-	-	(34,358)
Net cash used in operating activities	(1,770,279)	(5,076,801)	(7,939,340)
Cash flows from investing activities			
Investment in associated companies	(13,500,000)	-	-
Distributions from associated companies	-	-	1,409,987
Net cash (used in)/generated from financing activities	(13,500,000)	-	1,409,987
Cash flows from financing activities			
Net proceeds from issuance of share	-	-	(129,008)
Shares repurchased	(153,776)	-	(397,147)
Dividends paid	-	(2,932,359)	(2,932,359)
Loans received	8,000,000	-	-
Loans repaid	-	-	(147,625)
Net cash generated from/(used in) financing activities	7,846,224	(2,932,359)	(3,606,139)
Net decrease in cash and cash equivalents	(7,424,055)	(8,009,160)	(10,135,492)
Effects of foreign exchange rate changes on cash and cash equivalents	(8,009)	(53,637)	(197,325)
Cash and cash equivalents at beginning of the period	23,888,930	34,253,482	34,221,747
Cash and cash equivalents at end of the period	16,456,866	26,190,685	23,888,930

Eppley Caribbean Property Fund Limited SCC – Value Fund

Directors' Statement – For the three-month period ended December 31, 2020

The **Eppley Caribbean Property Fund Limited SCC**- Value Fund share realised a profit of \$ 966,523 for the three-month period ended December 31, 2020 (unaudited) compared to a profit of \$1,215,198 in 2019 (unaudited).

The net asset value is \$0.70 per share and \$0.71 at December 31, 2019 (unaudited). The net assets are \$95.7 million compared to \$86.4 million at the end of December 31, 2019 (unaudited).

The share price of the Value Fund shares on the **Barbados Stock Exchange (BSE)** as at December 31, 2020 was \$0.57, a discount of 19% to the net asset value.

During the period, shares repurchased amounted to 255,925 units. The purpose of this acquisition is to unlock shareholder value by purchasing shares at a price that is a significant discount to our book value per share, consistent with the strategy disclosed in our prospectus and our recently released Annual Report. Our balance sheet provided the source of funds for this acquisition.


Chairman

Notes to the Unaudited Consolidated Financial Statements

Note 1: Basis of Preparation

The abridged financial statements do not include accounting policies and the notes that are contained in the financial statements. The financial statements were prepared in accordance with International Financial Reporting Standards.
