

EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – VALUE FUND

Unaudited Consolidated Results as at March 31, 2021 (expressed in Barbados Dollars)

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Financial Position
As at March 31, 2021
(expressed in Barbados dollars)

	Unaudited March 31, 2021	Unaudited March 31, 2020	Audited September 30, 2020
	\$	\$	\$
Assets			
Investment properties	62,403,808	48,317,037	62,822,668
Investment in associated company	31,908,147	21,321,476	17,291,276
Loan receivable	3,902,658	-	3,746,558
Accounts receivable and prepaid expenses	962,264	631,853	399,268
Due from related parties	1,250,017	585,048	754,247
Cash & cash equivalents	15,996,100	28,235,099	23,888,930
Total assets	116,422,994	99,090,513	108,902,947
Liabilities			
Loans payable	18,619,455	10,727,625	10,580,000
Accounts payable and accrued expenses	1,089,606	754,575	2,945,649
Security and advanced deposits	341,358	717,514	317,566
Deferred tax	130,558	42,836	122,363
Corporation tax payable	26,524	11,579	54,622
Total liabilities	20,207,501	12,254,129	14,020,200
Total assets less liabilities	96,215,493	86,836,384	94,882,747
Equity			
Share capital	93,032,076	83,106,598	93,259,667
Other reserves	(336,787)	(93,714)	(248,774)
Retained earnings	3,488,422	3,791,718	1,840,072
Total shareholders' funds	96,183,711	86,804,602	94,850,965
Non-controlling interests	31,782	31,782	31,782
	96,215,493	86,836,384	94,882,747
Net asset value per share	\$0.70	\$0.71	\$0.69

Approved by:



Director



Director

May 14, 2021

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Comprehensive Income
For the six-month period October 1, 2020 to March 31, 2021
(expressed in Barbados dollars)

	Unaudited six-month period ended October 1, 2020 - March 31, 2021	Unaudited six-month period ended October 1, 2019 - March 31, 2020	Unaudited three-month period ended January 1, 2021 - March 31, 2021	Unaudited three-month period ended January 1, 2020 - March 31, 2020	Audited Year ended September 30, 2020
	\$	\$	\$	\$	\$
Revenue					
Net rental income	1,899,599	1,692,159	963,379	848,763	2,945,551
Fair value gains/(losses) on investment property	136,298	(220,477)	295,138	(220,477)	3,410,549
Share of profit/(loss) of investments using equity	864,320	1,046,586	446,890	501,898	(2,533,627)
Interest income	355,830	400,360	153,970	130,615	761,194
Other income	1,000	-	1,000	-	666
Total investment income	3,257,047	2,918,628	1,860,377	1,260,799	4,584,333
Expenses					
Interest Expense	373,333	246,556	220,000	124,700	478,827
Fund management fees	359,469	328,170	183,534	162,370	652,643
Investment advisor fees	359,469	328,170	183,534	162,370	652,643
Professional fees	220,375	213,475	144,188	158,821	422,560
Directors and subcommittee fees	1,660	1,600	830	800	3,200
Office and administrative expenses	8,218	21,682	4,961	15,195	62,173
Impairment charge/(gain) for receivables	2,912	(26,559)	2,912	(26,559)	57,676
Net foreign exchange loss	192,611	125,012	539,419	197,778	201,410
Operating expenditure	1,518,047	1,238,106	1,279,378	795,475	2,531,132
Profit before tax	1,739,000	1,680,522	580,999	465,324	2,053,201
Taxation	(115,107)	-	(115,107)	-	(162,814)
Net profit for the period	1,623,893	1,680,522	465,892	465,324	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	(88,013)	14,387	(88,321)	75,747	(169,447)
Total comprehensive income for the period	1,535,880	1,694,909	377,571	541,071	1,720,940
Attributable to:					
Cellular property fund shareholders	1,623,893	1,681,220	465,892	465,623	1,891,085
Non-controlling interests	-	(698)	-	(299)	(698)
Total comprehensive income for the period	1,623,893	1,680,522	465,892	465,324	1,890,387
Earnings per share – basic and diluted	\$0.01	\$0.02	\$0.00	\$(0.00)	\$0.02

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the six-month period October 1, 2020 to March 31, 2021
(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	(227,591)	-	24,457	-	(203,134)
Translation reserves	-	(88,013)	-	-	(88,013)
Net profit for the period	-	-	1,623,893	-	1,623,893
Balance-March 31, 2021	93,032,076	(336,787)	3,488,422	31,782	96,215,493

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the six-month period October 1, 2019 to March 31, 2020
(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
Repurchase of issued shares	(21,530)	-	3,132	-	(18,398)
Translation reserves	-	(14,387)	-	-	(14,387)
Dividend declared (0.024 cents per share)	-	-	(2,932,359)	-	(2,932,359)
Net profit for the period	-	-	1,681,220	(698)	1,680,522
Balance- March 31, 2020	83,106,598	(93,714)	3,791,718	31,782	86,836,384

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Cashflows
For the six-month period October 1, 2020 to March 31, 2021
(expressed in Barbados dollars)

	<u>Unaudited</u> <u>six-month period</u> <u>October 1, 2020 –</u> <u>March 31, 2021</u>	<u>Unaudited</u> <u>six-month period</u> <u>October 1, 2019 –</u> <u>March 31, 2020</u>	<u>Audited</u> <u>Year ended</u> <u>September 30, 2020</u>
	\$	\$	\$
Cash flows from operating activities			
Net profit for the period	1,739,000	1,680,522	2,053,201
Adjustment for:			
Fair value (gains)/losses on investment property	(136,298)	220,477	(3,410,549)
Net foreign exchange loss	192,611	152,962	201,410
Share of (gains)/losses of investments accounted for using the equity	(864,320)	(1,046,586)	2,533,627
Impairment charge for receivables	2,912	-	-
Depreciation	1,046	1,012	2,024
Interest income	(355,830)	(400,360)	(761,194)
Interest expense	373,333	246,556	478,827
Operating income before working capital changes	952,454	854,583	1,097,346
Net (increase)/decrease in accounts receivable and prepaid expenses	(591,658)	(210,386)	84,788
Net (decrease)/increase in due to/from related parties	(642,326)	178,930	(183,299)
Net increase in loans receivable	-	-	(3,746,558)
Net (decrease)/increase in accounts payable and accrued expenses	(1,846,845)	12,473	236,730
Increase/(decrease) in security deposits	25,152	390,493	(5,198)
Additions to investment property	(58,977)	(9,312,477)	(9,670,782)
Decrease in marketable securities	-	4,000,000	4,000,000
Cash used in operations	(2,162,200)	(4,086,384)	(8,186,973)
Interest received	355,830	400,360	761,194
Interest paid	(333,878)	(246,932)	(479,203)
Tax paid	(134,648)	-	(34,358)
Net cash used in operating activities	(2,274,896)	(3,932,956)	(7,939,340)
Cash flows from investing activities			
Investment in associated companies	(13,900,000)	-	-
Distributions from associated companies	477,449	960,000	1,409,987
Net cash (used in)/generated from investing activities	(13,422,551)	960,000	1,409,987
Cash flows from financing activities			
Net proceeds from issuance of share	-	-	(129,008)
Shares repurchased	(203,134)	(18,398)	(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	7,796,866	(2,950,757)	(3,606,139)
Net decrease in cash and cash equivalents	(7,900,581)	(5,923,713)	(10,135,492)
Effects of foreign exchange rate changes on cash and cash equivalents	7,751	(62,935)	(197,325)
Cash and cash equivalents at beginning of the period	23,888,930	34,221,747	34,221,747
Cash and cash equivalents at end of the period	15,996,100	28,235,099	23,888,930

Eppley Caribbean Property Fund Limited SCC – Value Fund

Directors' Statement – For the six-month period ended March 31, 2021

The **Eppley Caribbean Property Fund Limited SCC**- Value Fund realised a profit of \$1,623,893 for the six-month period ended March 31, 2021 (unaudited) compared to a profit of \$1,680,522 in 2020 (unaudited).

The net asset value is \$0.70 per share and \$0.71 at March 31, 2020 (unaudited). The net assets are \$96.2 million compared to \$86.8 million at the end of March 31, 2020 (unaudited).

The share price of the Value Fund shares on the **Barbados Stock Exchange (BSE)** as at March 31, 2021 was \$0.57, a discount of 19% to the net asset value.

During the period, shares repurchased amounted to 334,332 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.
