EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – VALUE FUND

Unaudited Consolidated Results as at June 30, 2022 (expressed in Barbados Dollars)

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Financial Position
As at June 30, 2022
(expressed in Barbados dollars)

	Unaudited June 30, 2022 $	Unaudited June 30, 2021 $	Audited September 30, 2021 $
Assets			
Investment properties	74,038,554	71,200,952	73,807,640
Investment in associated company	34,106,611	32,206,754	31,208,140
Investment securities	10,448,534	-	-
Loans receivable	1,776,258	3,753,058	3,752,958
Accounts receivable and prepaid expenses	840,525	970,742	999,902
Due from related parties	976,259	930,041	874,987
Cash & cash equivalents	8,169,808	17,851,965	16,329,159
Total assets	**130,356,549**	**126,913,512**	**126,972,786**
Liabilities			
Loans payable	23,987,269	27,653,587	24,465,538
Accounts payable and accrued expenses	2,275,844	2,780,845	1,151,243
Security and advanced deposits	416,206	392,299	418,572
Deferred tax	157,247	127,157	162,062
Corporation tax payable	86,969	26,524	83,369
Total liabilities	**26,923,535**	**30,980,412**	**26,280,784**
Total assets less liabilities	**103,433,014**	**95,933,100**	**100,692,002**
Equity			
Share capital	92,749,889	92,947,551	92,919,797
Other reserves	90,929	(464,505)	1,240,354
Retained earnings	10,592,196	3,418,272	6,531,851
Total shareholders' funds	**103,433,014**	**95,901,318**	**100,692,002**
Non-controlling interests	-	31,782	-
	103,433,014	**95,933,100**	**100,692,002**
Net asset value per share	**$0.76**	**$0.70**	**$0.74**

Approved by:



Director



Director

August 12, 2022

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Comprehensive Income
For the nine-month period ended June 30, 2022
(expressed in Barbados dollars)

	Unaudited nine-month period ended October 1, 2021 - June 30, 2022	Unaudited nine-month period ended October 1, 2020 - June 30, 2021	Unaudited three-month period ended April 1, 2022 - June 30, 2022	Unaudited three-month period ended April 1, 2021 - June 30, 2021	Audited Year ended September 30, 2021
	$	$	$	$	$
Revenue					
Net rental income	3,434,999	2,983,279	1,174,369	1,083,680	4,002,628
Fair value gains on investment property	1,121,452	136,298	-	-	941,410
Share of profit investments using equity accounting	4,007,584	1,415,142	1,921,447	550,822	3,518,530
Interest income	553,416	513,372	213,940	157,542	703,549
Other income	-	2,072	(572)	1,072	23,595
Total investment income	**9,117,451**	**5,050,163**	**3,309,184**	**1,793,116**	**9,189,712**
Expenses					
Interest Expense	947,465	692,260	283,043	318,927	1,042,819
Fund management fees	562,639	540,214	187,934	180,745	722,534
Investment advisor fees	562,639	540,214	187,934	180,745	722,534
Professional fees	353,268	307,723	145,219	87,348	611,166
Directors and subcommittee fees	2,520	2,490	840	830	3,320
Office and administrative expenses	12,443	14,943	5,302	6,725	22,282
Impairment charge on receivables	-	6,517	-	3,605	3,572
Net foreign exchange loss/(gain)	108,128	185,789	70,909	(6,822)	46,329
Operating expenditure	**2,549,102**	**2,290,150**	**881,181**	**772,103**	**3,174,556**
Profit before tax	**6,568,349**	**2,760,013**	**2,428,003**	**1,021,013**	**6,015,156**
Taxation	(146,694)	(123,953)	(34,680)	(8,846)	(259,484)
Net profit for the period	**6,421,655**	**2,636,060**	**2,393,323**	**1,012,167**	**5,755,672**
Other comprehensive income:					
Items that will not be reclassified to profit or loss					
Exchange differences on translation of foreign operations	(1,149,425)	(215,731)	1,254,347	(127,718)	1,489,128
Total comprehensive income for the period	**5,272,230**	**2,420,329**	**3,647,670**	**884,449**	**7,244,800**
Attributable to:					
Cellular property fund shareholders	6,421,655	2,636,060	2,393,323	1,012,167	5,746,415
Non-controlling interests	-	-	-	-	9,257
Total comprehensive income for the period	**6,421,655**	**2,636,060**	**2,393,323**	**1,012,167**	**5,755,672**
Earnings per share – basic and diluted	**$0.05**	**$0.02**	**$0.02**	**$0.01**	**$0.04**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the nine-month period ended June 30, 2022
(expressed in Barbados dollars)

	Attributable to Fund shareholders				
	Share capital	**Other Reserves**	**Retained earnings**	**Non-controlling interests**	**Total**
	$	**$**	**$**	**$**	**$**
Balance- October 1, 2020	**93,259,667**	**(248,774)**	**1,840,072**	**31,782**	**94,882,747**
Repurchase of issued shares	(339,870)	-	38,677	-	**(301,193)**
Translation reserves	-	1,489,128	-	-	**1,489,128**
Dividend declared (0.008 cents per share)	-	-	(1,093,313)	-	**(1,093,313)**
Income for the year	-	-	5,746,415	9,257	**5,755,672**
Disposal of a subsidiary	-	-	-	(41,039)	**(41,039)**
Balance- September 30, 2021	**92,919,797**	**1,240,354**	**6,531,851**	**-**	**100,692,002**
Repurchase of issued shares	(169,908)	-	27,802	-	**(142,106)**
Translation reserves	-	(1,149,425)	-	-	**(1,149,425)**
Dividend declared (1.6 cents per share)	-	-	**(2,389,112)**	-	**(2,389,112)**
Income for the period	-	-	6,421,655	-	**6,421,655**
Balance-June 30, 2022	**92,749,889**	**90,929**	**10,592,196**	**-**	**103,433,014**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the nine-month period ended June 30, 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	(312,116)	-	35,453	-	(276,663)
Translation reserves	-	(215,731)	-	-	(215,731)
Dividend declared (0.008 cents per share)	-	-	(1,093,313)	-	(1,093,313)
Income for the period	-	-	2,636,060	-	2,636,060
Balance-June 30, 2021	**92,947,551**	**(464,505)**	**3,418,272**	**31,782**	**95,933,100**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Cashflows
For the nine-month period ended June 30, 2022
(expressed in Barbados dollars)

	Unaudited Nine months ended June 30, 2022	Unaudited NIne months ended June 30, 2021	Audited Year ended September 30, 2021
	$	$	$
Cash flows from operating activities			
Total comprehensive income for the period	**6,568,349**	**2,760,013**	**6,015,156**
Adjustment for:			
Fair value gains on investment property	(1,121,452)	(136,298)	(941,410)
Net foreign exchange loss	108,128	185,789	46,329
Share of gains of investments accounted for using the equity method	(4,007,584)	(1,415,142)	(3,518,530)
Impairment charge for receivables	-	3,605	-
Depreciation	1,012	1,552	2,058
Interest income	(553,416)	(513,372)	(703,549)
Interest expense	947,465	692,260	1,042,819
Operating income before working capital changes	**1,942,502**	**1,578,407**	**1,942,873**
Net decrease/(increase) in accounts receivable and prepaid expenses	167,209	(656,604)	(499,597)
Net decrease in loans receivable	2,000,000	-	-
Net increase/(decrease) in accounts payable and accrued expenses	1,106,756	(1,233,649)	(1,529,827)
(Decrease)/Increase in security deposits	(12,265)	77,082	169,027
Net increase in due to/from related parties	(101,272)	(166,585)	(166,307)
Additions to investment property	(287,579)	(9,063,361)	(9,176,791)
Cash used in operations	**(4,815,351)**	**(9,464,710)**	**(9,260,622)**
Interest received	481,582	513,372	697,149
Interest paid	(858,156)	(508,088)	(959,233)
Tax paid	(143,659)	(134,688)	(198,731)
Net cash generated from/(used in) operating activities	**4,295,118**	**(9,594,114)**	**(9,721,437)**
Cash flows from investing activities			
Investment in associated companies	(284,685)	(13,900,000)	(11,200,000)
Distributions from associated companies	1,209,515	729,664	942,243
Acquisition of investment securities	(10,400,000)	-	-
Net cash used in financing activities	**(9,475,170)**	**(13,170,336)**	**(10,257,757)**
Cash flows from financing activities			
Shares repurchased	(142,106)	(276,663)	(301,193)
Distributions to non-controlling interests	-	-	(41,039)
Dividends paid	(2,389,112)	-	(1,093,313)
Loans received	5,165,726	16,889,415	13,847,607
Loans repaid	(5,582,286)	-	-
Net cash (used in)/generated from financing activities	**(2,947,778)**	**16,612,752**	**12,412,062**
Net decrease in cash and cash equivalents	**(8,127,830)**	**(6,151,698)**	**(7,567,132)**
Effects of foreign exchange rate changes on cash and cash equivalents	**(31,521)**	**114,733**	**7,361**
Cash and cash equivalents at beginning of the period	**16,329,159**	**23,888,930**	**23,888,930**
Cash and cash equivalents at end of the period	**8,169,808**	**17,851,965**	**16,329,159**

Eppley Caribbean Property Fund Limited SCC – Value Fund

Directors' Statement – For the nine-month period ended June 30, 2022

The **Eppley Caribbean Property Fund Limited SCC**- Value Fund share realised a profit of $6,421,655 for the nine-month period ended June 30, 2022 (unaudited) compared to a profit of $2,636,060 in 2021 (unaudited).

The net asset value is $0.76 per share and $0.70 at June 30, 2021 (unaudited). The net assets are $103.43 million compared to $95.93 million at the end of June 30, 2021 (unaudited).

The share price of the Value Fund shares on the **Barbados Stock Exchange (BSE)** as at June 30, 2022 was $0.51, a discount of 33% to the net asset value.

During the period, shares repurchased amounted to 85,760 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.