EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – VALUE FUND

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

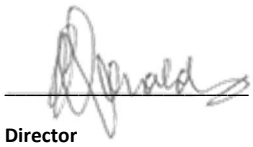
Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Financial Position
As at September 30, 2022
(expressed in Barbados dollars)

	Unaudited September 30, 2022 $	Audited September 30, 2021 $
Assets		
Software	1,446	-
Investment properties	75,965,120	73,807,640
Investment in associated company	34,870,890	31,208,140
Investment securities	10,448,534	-
Loans receivable	1,776,258	3,752,958
Accounts receivable and prepaid expenses	702,960	999,902
Due from related parties	728,454	874,987
Cash & cash equivalents	8,165,986	16,329,159
Total assets	**132,659,648**	**126,972,786**
Liabilities		
Loans payable	24,163,837	24,465,538
Accounts payable and accrued expenses	1,145,615	1,151,243
Security and advanced deposits	420,961	418,572
Deferred tax	186,910	162,062
Corporation tax payable	91,007	83,369
Total liabilities	**26,008,330**	**26,280,784**
Total assets less liabilities	**106,651,318**	**100,692,002**
Equity		
Share capital	92,610,581	92,919,797
Other reserves	546,248	1,240,354
Retained earnings	13,494,489	6,531,851
Total shareholders' funds	**106,651,318**	**100,692,002**
Net asset value per share	**$0.78**	**$0.74**

Approved by:



Director



Director

November 11, 2022

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

	Unaudited Year ended	Unaudited three-month period	Unaudited three-month period	Audited Year ended
	September 30, 2022	July 1, 2022 - September 30, 2022	July 1, 2021 - September 30, 2021	September 30, 2021
	$	$	$	$
Revenue				
Net rental income	4,614,267	1,179,268	1,019,349	4,002,628
Fair value gains on investment property	2,174,606	1,053,154	805,112	941,410
Share of profit investments using equity accounting	5,783,127	1,775,543	2,103,388	3,518,530
Interest income	762,157	208,741	190,177	703,549
Other income	-	-	21,523	23,595
Total investment income	**13,334,157**	**4,216,706**	**4,139,549**	**9,189,712**
Expenses				
Interest Expense	1,284,112	336,647	350,559	1,042,819
Fund management fees	757,623	194,984	182,320	722,534
Investment advisor fees	757,623	194,984	182,320	722,534
Professional fees	476,600	123,332	303,443	611,166
Directors and subcommittee fees	10,397	7,877	830	3,320
Office and administrative expenses	25,485	13,042	7,339	22,282
Impairment charge on receivables	11,564	11,564	(2,945)	3,572
Net foreign exchange loss/(gain)	129,309	21,181	(139,460)	46,329
Operating expenditure	**3,452,713**	**903,611**	**884,406**	**3,174,556**
Profit before tax	**9,881,444**	**3,313,095**	**3,255,143**	**6,015,156**
Taxation	(372,060)	(225,366)	(135,531)	(259,484)
Net profit for the year	**9,509,384**	**3,087,729**	**3,119,612**	**5,755,672**
Other comprehensive income:				
Items that will not be reclassified to profit or loss				
Exchange differences on translation of foreign operations	(694,106)	455,319	1,704,859	1,489,128
Total comprehensive income for the year	**8,815,278**	**3,543,048**	**4,824,471**	**7,244,800**
Attributable to:				
Cellular property fund shareholders	9,509,384	3,087,729	3,110,355	5,746,415
Non-controlling interests	-	-	9,257	9,257
Total comprehensive income for the year	**9,509,384**	**3,087,729**	**3,119,612**	**5,755,672**
Earnings per share – basic and diluted	**$0.07**	**$0.02**	**$0.02**	**$0.04**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the year ended September 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)**
Net profit 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	(309,216)	-	46,085	-	**(263,131)**
Translation reserves	-	(694,106)	-	-	**(694,106)**
Dividend declared (1.6 cents and 0.15 cents per share)	-	-	(2,592,831)	-	**(2,592,831)**
Net profit for the year	-	-	9,509,384	-	**9,509,384**
Balance-September 30, 2022	**92,610,581**	**546,248**	**13,494,489**	**-**	**106,651,318**

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

	Unaudited Year ended September 30, 2022	Audited Year ended September 30, 2021
	$	$
Cash flows from operating activities		
Profit before tax	**9,881,444**	**6,015,156**
Adjustment for:		
Fair value gains on investment property	(2,174,606)	(941,410)
Net foreign exchange loss	129,309	46,329
Share of gains of investments accounted for using the equity method	(5,783,127)	(3,518,530)
Impairment charge for receivables	11,564	-
Depreciation	1,665	2,058
Interest income	(762,157)	(703,549)
Interest expense	1,284,112	1,042,819
Operating income before working capital changes	**2,588,204**	**1,942,873**
Net decrease/(increase) in accounts receivable and prepaid expenses	283,834	(499,597)
Net decrease in loans receivable	2,000,000	-
Net increase/(decrease) in accounts payable and accrued expenses	(1,983)	(1,529,827)
(Decrease)/Increase in security deposits	(715)	169,027
Net decrease/(increase) in due to/from related parties	146,533	(166,307)
Additions to investment property	(401,945)	(9,176,791)
Addition to software	(1,446)	-
Cash used in operations	**4,612,482**	**(9,260,622)**
Interest received	690,323	697,149
Interest paid	(1,224,042)	(959,233)
Tax paid	(325,861)	(198,731)
Net cash generated from/(used) in operating activities	**3,752,902**	**(9,721,437)**
Cash flows from investing activities		
Investment in associated companies	(423,614)	(11,200,000)
Distributions from associated companies	2,202,306	942,243
Acquisition of investment securities	(10,400,000)	-
Net cash used in financing activities	**(8,621,308)**	**(10,257,757)**
Cash flows from financing activities		
Shares repurchased	(263,131)	(301,193)
Distributions to non-controlling interests	-	(41,039)
Dividends paid	(2,592,831)	(1,093,313)
Loans received	5,329,974	13,847,607
Loans repaid	(5,740,589)	-
Net cash (used in)/generated from financing activities	**(3,266,577)**	**12,412,062**
Net decrease in cash and cash equivalents	**(8,134,983)**	**(7,567,132)**
Effects of foreign exchange rate changes on cash and cash equivalents	**(28,190)**	**7,361**
Cash and cash equivalents at beginning of the year	**16,329,159**	**23,888,930**
Cash and cash equivalents at end of the year	**8,165,986**	**16,329,159**

Eppley Caribbean Property Fund Limited SCC – Value Fund

Directors' Statement – For the year ended September 30, 2022

The **Eppley Caribbean Property Fund Limited SCC**- Value Fund share realised a net profit of $9,509,384 for the year ended September 30, 2022 (unaudited) compared to a profit of $5,755,672 in 2021 (audited).

The net asset value is $0.78 per share and $0.74 at September 30, 2021 (audited). The net assets are $106.65 million compared to $100.69 million at the end of September 30, 2021 (audited).

The share price of the Value Fund shares on the **Barbados Stock Exchange (BSE)** as at September 30, 2022 was $0.51, a discount of 35% to the net asset value.

During the quarter ended September 30, 2022, shares repurchased amounted to 204,644 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.