EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – VALUE FUND

Unaudited Consolidated Results as at December 31, 2022 (expressed in Barbados Dollars)

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Financial Position
As at December 31, 2022
(expressed in Barbados dollars)

	Unaudited December 31, 2022 $	Unaudited December 31, 2021 $	Audited September 30, 2022 $
Assets			
Intangibles	1,293	-	1,446
Investment properties	82,940,059	72,948,503	75,965,120
Investment in associated company	33,321,597	31,066,429	34,870,890
Investment Securities	10,448,534	-	10,448,534
Loan receivable	-	3,827,758	1,776,258
Accounts receivable and prepaid expenses	580,818	775,562	702,960
Due from related parties	736,363	496,937	728,454
Cash & cash equivalents	7,782,168	15,895,839	8,165,986
Total assets	**135,810,832**	**125,011,028**	**132,659,648**
Liabilities			
Loans payable	25,993,315	22,228,693	24,163,837
Accounts payable and accrued expenses	4,946,539	3,808,775	1,145,615
Security and advanced deposits	421,120	400,469	420,961
Deferred tax	183,690	153,594	186,910
Corporation tax payable	18,722	74,810	91,007
Total liabilities	**31,563,386**	**26,666,341**	**26,008,330**
Total assets less liabilities	**104,247,446**	**98,344,687**	**106,651,318**
Equity			
Share capital	92,352,529	92,860,374	92,610,581
Other reserves	48,123	34,452	546,248
Retained earnings	11,846,794	5,449,861	13,494,489
Total shareholders' funds	**104,247,446**	**98,344,687**	**106,651,318**
Net asset value per share	**$ 0.77**	**$0.72**	**$0.78**

Approved by:

Director

Director

February 14, 2023

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Comprehensive Income
For the three-month period ended December 31, 2022
(expressed in Barbados dollars)

	Unaudited Three months ended December 31, 2022 $	Unaudited Three months ended December 31, 2021 $	Audited Year ended September 30, 2022 $
Revenue			
Net rental income	1,134,673	1,095,096	4,614,267
Fair value gains on investment property	-	-	2,174,606
Share of profit investments using equity accounting	640,878	566,122	5,783,127
Gain on bargain purchase	455,861	-	-
Interest income	214,126	187,600	762,157
Total investment income	**2,445,538**	**1,848,818**	**13,334,157**
Expenses			
Interest Expense	363,547	323,374	1,284,112
Fund management fees	201,603	187,942	757,623
Investment advisor fees	201,603	187,942	757,623
Professional fees	96,996	89,154	476,600
Directors and subcommittee fees	1,700	840	10,397
Office and administrative expenses	1,177	1,936	25,485
Impairment charge for receivables	-	-	11,564
Net foreign exchange (gain)/loss	(55,769)	(55,928)	129,309
Operating expenditure	**810,857**	**735,260**	**3,452,713**
Profit before tax	**1,634,681**	**1,113,558**	**9,881,444**
Taxation	(2,043)	(21,534)	(372,060)
Net profit for the period	**1,632,638**	**1,092,024**	**9,509,384**
Other comprehensive income:			
Items that will not be reclassified to profit or loss			
Exchange differences on translation of foreign operations	(498,125)	(1,205,902)	(694,106)
Total comprehensive income for the period	**1,134,513**	**(113,878)**	**8,815,278**
Net profit for the period	**1,632,638**	**1,092,024**	**9,509,384**
Earnings per share – basic and diluted	**$0.01**	**$0.01**	**$0.07**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the three-month period ended December 31, 2022
(expressed in Barbados dollars)

	Share capital $	Other Reserves $	Retained earnings $	Total $
Balance- October 1, 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 (0.008 cents per share)	-	-	(2,592,831)	**(2,592,831)**
Income for the year	-	-	9,509,384	**9,509,384**
Balance- September 30, 2022	**92,610,581**	**546,248**	**13,494,489**	**106,651,318**
Repurchase of issued shares	(258,052)	-	25,537	**(232,515)**
Translation reserves	-	(498,125)	-	**(498,125)**
Dividend declared (0.15 cents and 2.28 cents per share)	-	-	(3,305,870)	**(3,305,870)**
Income for the period	-	-	1,632,638	**1,632,638**
Balance- December 31, 2022	**92,352,529**	**48,123**	**11,846,794**	**104,247,446**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the three-month period ended December 31, 2021
(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	(59,423)	-	10,626	-	**(48,797)**
Translation reserves	-	(1,205,902)	-	-	**(1,205,902)**
Dividend declared (1.6 cents per share)	-	-	(2,184,640)	-	**(2,184,640)**
Income for the period	-	-	1,092,024	-	**1,092,024**
Balance- December 31, 2021	**92,860,374**	**34,452**	**5,449,861**	**-**	**98,344,687**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Cashflows
For the three-month period ended December 31, 2022
(expressed in Barbados dollars)

	Unaudited Three months ended December 31, 2022	Unaudited Three months ended December 31, 2021	Audited Year ended September 30, 2022
	$	$	$
Cash flows from operating activities			
Profit before tax	**1,634,681**	**1,113,558**	**9,881,444**
Adjustment for:			
Fair value gains on investment property	-	-	(2,174,606)
Net foreign exchange (gain)/loss	(55,769)	(55,928)	129,309
Share of gains of investments accounted for using the equity method	(640,878)	(566,122)	(5,783,127)
Gain on bargain purchase	(455,861)	-	-
Impairment charge for receivables	-	-	11,564
Depreciation and Amortisation	153	506	1,665
Interest income	(214,125)	(187,600)	(762,157)
Interest expense	363,547	323,374	1,284,112
Operating income before working capital changes	**631,747**	**627,788**	**2,588,204**
Net increase in accounts receivable and prepaid expenses	89,384	65,355	283,833
Net decrease in loans receivable	1,740,000	-	2,000,000
Net increase/(decrease) in accounts payable and accrued expenses	640,451	507,114	(1,983)
Decrease in security deposits	(19,318)	(11,897)	(715)
Net (increase)/decrease in due to/from related parties	(7,909)	378,050	146,533
Additions to investment properties	(39,052)	-	(401,944)
Addition to intangibles	-	-	(1,445)
Cash generated from operations	**3,035,303**	**1,566,410**	**4,612,481**
Interest received	250,384	112,800	690,323
Interest paid	(211,149)	(212,896)	(1,224,042)
Tax paid	(77,548)	(30,658)	(325,861)
Net cash generated from operating activities	**2,996,990**	**1,435,656**	**3,752,901**
Cash flows from investing activities			
Investment in associated companies	-	-	(423,613)
Distributions from associated companies	172,533	264,825	2,202,306
Acquisition of investment securities	-	-	(10,400,000)
Acquisition of subsidiary	(4,930,038)	-	-
Net cash (used in)/generated from financing activities	**(4,757,505)**	**264,825**	**(8,621,307)**
Cash flows from financing activities			
Shares repurchased	(232,515)	(48,797)	(263,131)
Dividends paid	(204,045)	-	(2,592,831)
Loans received	1,996,621	-	5,329,974
Loans repaid	(50,931)	(2,138,481)	(5,740,589)
Net cash generated from/(used in) financing activities	**1,509,130**	**(2,187,278)**	**(3,266,577)**
Net decrease in cash and cash equivalents	**(251,385)**	**(486,797)**	**(8,134,983)**
Effects of foreign exchange rate changes on cash and cash equivalents	**(132,433)**	**53,477**	**(28,190)**
Cash and cash equivalents at beginning of the period	**8,165,986**	**16,329,159**	**16,329,159**
Cash and cash equivalents at end of the period	**7,782,168**	**15,895,839**	**8,165,986**

Eppley Caribbean Property Fund Limited SCC – Value Fund

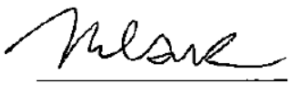
Directors' Statement – For the three-month period ended December 31, 2022

The **Eppley Caribbean Property Fund Limited SCC**- Value Fund share realised a profit of $1,632,638 for the three-month period ended December 31, 2022 (unaudited) compared to a profit of $ 1,092,024 in 2021 (unaudited).

The net asset value is $0.77 per share and $0.72 at December 31, 2021 (unaudited). The net assets are $104.2 million compared to $98.3 million at the end of December 31, 2021 (unaudited).

The share price of the Value Fund shares on the **Barbados Stock Exchange (BSE)** as at December 31, 2022 was $0.52, a discount of 32% to the net asset value.

During the period, shares repurchased amounted to 380,140 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.