EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – VALUE FUND

Unaudited Consolidated Results as at March 31, 2023 (expressed in Barbados Dollars)

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Financial Position
As at March 31, 2023
(expressed in Barbados dollars)

	Unaudited March 31, 2023 $	Unaudited March 31, 2022 $	Audited September 30, 2022 $
Assets			
Intangibles	1,360	-	1,446
Investment properties	88,062,916	73,163,175	75,965,120
Investment in associated company	33,717,155	32,202,182	34,870,890
Investment Securities	10,448,534	10,448,534	10,448,534
Loan receivable	-	1,774,998	1,776,258
Accounts receivable and prepaid expenses	549,928	813,493	702,960
Due from related parties	776,950	996,822	728,454
Cash & cash equivalents	6,703,176	7,423,983	8,165,986
Total assets	**140,260,019**	**126,823,187**	**132,659,648**
Liabilities			
Loans payable	27,223,484	24,135,037	24,163,837
Accounts payable and accrued expenses	2,252,135	1,984,701	1,145,615
Security and advanced deposits	444,683	414,911	420,961
Deferred tax	184,592	154,459	186,910
Corporation tax payable	104,876	94,194	91,007
Total liabilities	**30,209,770**	**26,783,302**	**26,008,330**
Total assets less liabilities	**110,050,249**	**100,039,885**	**106,651,318**
Equity			
Share capital	92,258,519	92,808,269	92,610,581
Other reserves	1,559,803	(1,163,418)	546,248
Retained earnings	16,231,927	8,395,034	13,494,489
Total shareholders' funds	**110,050,249**	**100,039,885**	**106,651,318**
Net asset value per share	**$0.81**	**$0.73**	**$0.78**

Approved by:



Director



Director

May 12, 2023

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Comprehensive Income
For the six-month period ended March 31, 2023
(expressed in Barbados dollars)

	Unaudited six months ended March 31, 2023 $	Unaudited six months ended March 31, 2022 $	Unaudited Three months ended March 31, 2023 $	Unaudited Three months ended March 31, 2022 $	Audited Year ended September 30, 2022 $
Revenue					
Net rental income	2,226,760	2,260,630	1,092,087	1,165,534	4,614,267
Fair value gains on investment property	3,698,540	1,121,452	3,698,540	1,121,452	2,174,606
Share of profit of investments using equity accounting	1,386,441	2,086,137	745,563	1,520,015	5,783,127
Gain on bargain purchase	455,861	-	-	-	-
Interest income	380,889	339,476	166,763	151,876	762,157
Other income	-	572	-	572	-
Total investment income	**8,148,491**	**5,808,267**	**5,702,953**	**3,959,449**	**13,334,157**
Expenses					
Interest Expense	735,681	664,422	372,134	341,048	1,284,112
Fund management fees	398,418	374,705	196,815	186,763	757,623
Investment advisor fees	398,418	374,705	196,815	186,763	757,623
Professional fees	272,910	208,049	175,914	118,895	476,600
Directors and subcommittee fees	3,400	1,680	1,700	840	10,397
Office and administrative expenses	71,330	7,141	70,153	5,205	25,485
Impairment charge on receivable	-	-	-	-	11,564
Foreign exchange (gains)/loss	(34,218)	37,219	21,551	113,152	129,309
Operating expenditure	**1,845,939**	**1,667,921**	**1,035,082**	**952,666**	**3,452,713**
Profit before tax	**6,302,552**	**4,140,346**	**4,667,871**	**3,006,783**	**9,881,444**
Taxation	(93,723)	(112,014)	(91,680)	(90,480)	(372,060)
Net profit for the period	**6,208,829**	**4,028,332**	**4,576,191**	**2,916,303**	**9,509,384**
Other comprehensive income:					
Items that will not be reclassified to profit or loss					
Exchange differences on translation of foreign	1,013,555	(2,403,772)	1,511,680	(1,177,865)	(694,106)
Total comprehensive income for the period	**7,222,384**	**1,624,560**	**6,087,871**	**1,738,438**	**8,815,278**
Net profit for the period	**6,208,829**	**4,028,332**	**4,576,191**	**2,916,303**	**9,509,384**
Earnings per share – basic and diluted	**$0.05**	**$0.03**	**$0.03**	**$0.02**	**$0.07**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the six-month period ended March 31, 2023
(expressed in Barbados dollars)

	Attributable to Fund shareholders				
	Share capital $	Other Reserves $	Retained earnings $	Non-controlling interests $	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	(352,062)	-	37,111	-	**(314,951)**
Translation reserves	-	1,013,555	-	-	**1,013,555**
Dividend declared (0.15 cents and 2.28 cents per share)	-	-	(3,508,502)	-	**(3,508,502)**
Income for the period	-	-	6,208,829	-	**6,208,829**
Balance- March 31, 2023	**92,258,519**	**1,559,803**	**16,231,927**	**-**	**110,050,249**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the six-month period ended March 31, 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	(111,528)	-	19,491	-	**(92,037)**
Translation reserves	-	(2,403,772)	-	-	**(2,403,772)**
Dividend declared (1.6 cents per share)	-	-	(2,184,640)	-	**(2,184,640)**
Income for the period	-	-	4,028,332	-	**4,028,332**
Balance-March 31, 2022	**92,808,269**	**(1,163,418)**	**8,395,034**	**-**	**100,039,885**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Cashflows
For the six-month period ended March 31, 2023
(expressed in Barbados dollars)

	Unaudited six months ended March 31, 2023	Unaudited six months ended March 31, 2022	Audited Year ended September 30, 2022
	$	$	$
Cash flows from operating activities			
Profit before tax	**6,302,552**	**4,140,346**	**9,881,444**
Adjustment for:			
Fair value gains on investment property	(3,698,540)	(1,121,452)	(2,174,606)
Net foreign exchange (gain)/loss	(34,218)	37,219	129,309
Share of gains of investments accounted for using the equity method	(1,386,441)	(2,086,137)	(5,783,127)
Gain on bargain purchase	(455,861)	-	-
Impairment charge for receivables	-	-	11,564
Depreciation and Amortisation	163	1,012	1,665
Interest income	(380,889)	(339,476)	(762,157)
Interest expense	735,681	664,422	1,284,112
Operating income before working capital changes	**1,082,447**	**1,295,934**	**2,588,204**
Net decrease in accounts receivable and prepaid expenses	149,423	114,533	283,833
Net decrease in loans receivable	1,740,000	2,000,000	2,000,000
Net increase/(decrease) in accounts payable and accrued expenses	905,152	850,851	(1,983)
Increase/(decrease) in security deposits	19,969	(4,336)	(715)
Net (increase)/decrease in due to/from related parties	(48,496)	(121,835)	146,533
Additions to investment properties	(39,052)	(287,579)	(401,944)
Addition to intangibles	-	-	(1,445)
Cash generated from operations	**3,809,443**	**3,847,568**	**4,612,481**
Interest received	417,147	268,902	690,323
Interest paid	(729,187)	(634,302)	(1,224,042)
Tax paid	(83,481)	(101,754)	(325,861)
Net cash generated from operating activities	**3,413,922**	**3,380,414**	**3,752,901**
Cash flows from investing activities			
Investment in associated companies	-	(284,556)	(423,613)
Distributions from associated companies	583,689	950,686	2,202,306
Acquisition of investment securities	-	(10,400,000)	(10,400,000)
Acquisition of subsidiary	(4,939,176)	-	-
Net cash used in financing activities	**(4,355,487)**	**(9,733,870)**	**(8,621,307)**
Cash flows from financing activities			
Shares repurchased	(314,951)	(92,037)	(263,131)
Dividends paid	(3,305,870)	(2,184,640)	(2,592,831)
Loans received	3,496,621	5,165,726	5,329,974
Loans repaid	(336,505)	(5,434,420)	(5,740,589)
Net cash used in financing activities	**(460,705)**	**(2,545,371)**	**(3,266,577)**
Net decrease in cash and cash equivalents	**(1,402,270)**	**(8,898,827)**	**(8,134,983)**
Effects of foreign exchange rate changes on cash and cash equivalents	**(60,540)**	**(6,349)**	**(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	**6,703,176**	**7,423,983**	**8,165,986**

Eppley Caribbean Property Fund Limited SCC – Value Fund

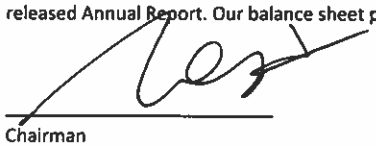
Directors' Statement – For the six-month period ended March 31, 2023

The **Eppley Caribbean Property Fund Limited SCC**- Value Fund share realised a profit of $6,208,829 for the six-month period ended March 31, 2023 (unaudited) compared to a profit of $ 4,028,332 in 2022 (unaudited).

The net asset value is $0.81 per share and $0.73 at March 31, 2022 (unaudited). The net assets are $110.05 million compared to $100.04 million at the end of March 31, 2022 (unaudited).

The share price of the Value Fund shares on the **Barbados Stock Exchange (BSE)** as at March 31, 2023, was $0.51, a discount of 37% to the net asset value.

During the period, shares repurchased amounted to 138,488 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.