EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – VALUE FUND

Unaudited Consolidated Results as at June 30, 2023 (expressed in Barbados Dollars)

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Financial Position
As at June 30, 2023
(expressed in Barbados dollars)

	Unaudited June 30, 2023 $	Unaudited June 30, 2022 $	Audited September 30, 2022 $
Assets			
Intangibles	1,079	-	1,446
Investment properties	86,666,771	74,038,554	75,965,120
Investment in associated company	33,783,773	34,106,611	34,870,890
Investment Securities	10,448,534	10,448,534	10,448,534
Loan receivable	-	1,776,258	1,776,258
Accounts receivable and prepaid expenses	517,574	840,525	702,960
Due from related parties	790,695	976,259	728,454
Cash & cash equivalents	6,363,393	8,169,808	8,165,986
Total assets	**138,571,819**	**130,356,549**	**132,659,648**
Liabilities			
Loans payable	26,962,192	23,987,269	24,163,837
Accounts payable and accrued expenses	2,188,164	2,275,844	1,145,615
Security and advanced deposits	514,657	416,206	420,961
Deferred tax	198,687	157,247	186,910
Corporation tax payable	64,510	86,969	91,007
Total liabilities	**29,928,210**	**26,923,535**	**26,008,330**
Total assets less liabilities	**108,643,609**	**103,433,014**	**106,651,318**
Equity			
Share capital	92,257,267	92,749,889	92,610,581
Other reserves	(377,227)	90,929	546,248
Retained earnings	16,763,569	10,592,196	13,494,489
Total shareholders' funds	**108,643,609**	**103,433,014**	**106,651,318**
Net asset value per share	**$0.80**	**$0.76**	**$0.78**

Approved by:

Director

Director

August 14, 2023

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Comprehensive Income
For the nine-month period ended June 30, 2023
(expressed in Barbados dollars)

	Unaudited Nine months ended June 30, 2023 $	Unaudited Nine months ended June 30, 2022 $	Unaudited Three months ended June 30, 2023 $	Unaudited Three months ended June 30, 2022 $	Audited Year ended September 30, 2022 $
Revenue					
Net rental income	3,228,739	3,434,999	1,001,979	1,174,369	4,614,267
Fair value gains on investment property	3,698,540	1,121,452	-	-	2,174,606
Share of profit of investments using equity accounting	2,126,192	4,007,584	739,751	1,921,447	5,783,127
Gain on bargain purchase	455,861	-	-	-	-
Interest income	558,738	553,416	177,849	213,940	762,157
Other income	-	-	-	(572)	-
Total investment income	**10,068,070**	**9,117,451**	**1,919,579**	**3,309,184**	**13,334,157**
Expenses					
Interest Expense	1,120,796	947,465	385,115	283,043	1,284,112
Fund management fees	604,412	562,639	205,994	187,934	757,623
Investment advisor fees	604,412	562,639	205,994	187,934	757,623
Professional fees	421,049	353,268	148,139	145,219	476,600
Directors and subcommittee fees	5,100	2,520	1,700	840	10,397
Office and administrative expenses	76,942	12,443	5,612	5,302	25,485
Impairment charge on receivable	-	-	-	-	11,564
Foreign exchange loss	115,725	108,128	149,943	70,909	129,309
Operating expenditure	**2,948,436**	**2,549,102**	**1,102,497**	**881,181**	**3,452,713**
Profit before tax	**7,119,634**	**6,568,349**	**817,082**	**2,428,003**	**9,881,444**
Taxation	(176,666)	(146,694)	(82,943)	(34,680)	(372,060)
Net profit for the period	**6,942,968**	**6,421,655**	**734,139**	**2,393,323**	**9,509,384**
Other comprehensive income:					
Items that will not be reclassified to profit or loss					
Exchange differences on translation of foreign operations	(923,475)	(1,149,425)	(1,937,030)	1,254,347	(694,106)
Total comprehensive income for the period	**6,019,493**	**5,272,230**	**(1,202,891)**	**3,647,670**	**8,815,278**
Net profit for the period	**6,942,968**	**6,421,655**	**734,139**	**2,393,323**	**9,509,384**
Earnings per share – basic and diluted	**$0.05**	**$0.05**	**$0.01**	**$0.02**	**$0.07**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the nine-month period ended June 30, 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	(353,314)	-	37,325	-	**(315,989)**
Translation reserves	-	(923,475)	-	-	**(923,475)**
Dividend declared (0.15 cents and 2.28 cents per share)	-	-	(3,711,213)	-	**(3,711,213)**
Income for the period	-	-	6,942,968	-	**6,942,968**
Balance- June 30, 2023	**92,257,267**	**(377,227)**	**16,763,569**	**-**	**108,643,609**

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 Cashflows
For the nine-month period ended June 30, 2023
(expressed in Barbados dollars)

	Unaudited Nine months ended June 30, 2023	Unaudited Nine months ended June 30, 2022	Audited Year ended September 30, 2022
	$	$	$
Cash flows from operating activities			
Income for the period	**7,119,634**	**6,568,349**	**9,881,444**
Adjustment for:			
Fair value gains on investment property	(3,698,540)	(1,121,452)	(2,174,606)
Net foreign exchange loss	115,725	108,128	129,309
Share of gains of investments accounted for using the equity method	(2,126,192)	(4,007,584)	(5,783,127)
Gain on bargain purchase	(455,861)	-	-
Impairment charge for receivables	-	-	11,564
Depreciation and Amortisation	243	1,012	1,665
Interest income	(558,738)	(553,416)	(762,157)
Interest expense	1,120,796	947,465	1,284,112
Operating income before working capital changes	**1,517,067**	**1,942,502**	**2,588,204**
Net decrease in accounts receivable and prepaid expenses	195,201	167,209	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	1,098,084	1,106,756	(1,983)
Increase/(decrease) in security deposits	110,867	(12,265)	(715)
Net (increase)/decrease in due to/from related parties	(62,241)	(101,272)	146,533
Additions to investment properties	(39,052)	(287,579)	(401,944)
Addition to intangibles	-	-	(1,445)
Cash generated from operations	**4,559,926**	**4,815,351**	**4,612,481**
Interest received	594,996	481,582	690,323
Interest paid	(930,369)	(858,156)	(1,224,042)
Tax paid	(188,218)	(143,659)	(325,861)
Net cash generated from operating activities	**4,036,335**	**4,295,118**	**3,752,901**
Cash flows from investing activities			
Investment in associated companies	-	(284,685)	(423,613)
Distributions from associated companies	1,013,199	1,209,515	2,202,306
Acquisition of investment securities	-	(10,400,000)	(10,400,000)
Acquisition of subsidiary	(5,628,367)	-	-
Net cash used in investing activities	**(4,615,168)**	**(9,475,170)**	**(8,621,307)**
Cash flows from financing activities			
Shares repurchased	(315,989)	(142,106)	(263,131)
Dividends paid	(3,711,213)	(2,389,112)	(2,592,831)
Loans received	5,033,878	5,165,726	5,329,974
Loans repaid	(2,447,191)	(5,582,286)	(5,740,589)
Net cash used in financing activities	**(1,440,515)**	**(2,947,778)**	**(3,266,577)**
Net decrease in cash and cash equivalents	**(2,019,348)**	**(8,127,830)**	**(8,134,983)**
Effects of foreign exchange rate changes on cash and cash equivalents	**216,755**	**(31,521)**	**(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	**6,363,393**	**8,169,808**	**8,165,986**

Eppley Caribbean Property Fund Limited SCC – Value Fund

Directors' Statement – For the nine-month period ended June 30, 2023

The **Eppley Caribbean Property Fund Limited SCC** - Value Fund share realised a profit of $6,942,968 for the nine-month period ended June 30, 2023 (unaudited) compared to a profit of $6,421,655 in 2022 (unaudited).

The net asset value is $0.80 per share and $0.76 at June 30, 2022 (unaudited). The net assets are $108.64 million compared to $103.43 million at the end of June 30, 2022 (unaudited).

The share price of the Value Fund shares on the **Barbados Stock Exchange (BSE)** as at June 30, 2023, was $0.52, a discount of 35% to the net asset value.

During the period, shares repurchased amounted to 1,844 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.