EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – VALUE FUND

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

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

	Unaudited December 31, 2023 $	Unaudited December 31, 2022 $	Audited September 30, 2023 $
Assets			
Intangibles	1,034	1,293	1,108
Investment properties	99,451,179	82,940,059	98,166,390
Investment in associated company	38,470,542	33,321,597	37,984,798
Investment Securities	10,448,533	10,448,534	10,548,534
Accounts receivable and prepaid expenses	538,104	580,818	592,139
Due from related parties	1,249,813	736,363	1,133,876
Corporation tax prepaid	139,947	-	129,121
Cash & cash equivalents	9,125,564	7,782,168	9,355,875
Total assets	**159,424,716**	**135,810,832**	**157,911,841**
Liabilities			
Loans payable	35,566,144	25,993,315	35,484,533
Accounts payable and accrued expenses	4,853,842	4,946,539	1,746,803
Security and advanced deposits	836,081	421,120	549,226
Deferred tax	215,141	183,690	223,193
Corporation tax payable	111,024	18,722	87,655
Total liabilities	**41,582,232**	**31,563,386**	**38,091,410**
Total assets less liabilities	**117,842,484**	**104,247,446**	**119,820,431**
Equity			
Share capital	92,251,580	92,352,529	92,253,097
Other reserves	726,433	48,123	470,064
Retained earnings	24,864,471	11,846,794	27,097,270
Total shareholders' funds	**117,842,484**	**104,247,446**	**119,820,431**
Net asset value per share	**$0.87**	**$0.77**	**$0.88**

Approved by:

Director

Director

February 13, 2024

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

	Unaudited Three months ended December 31, 2023	Unaudited Three months ended December 31, 2022	Audited Year ended September 30, 2023
	$	$	$
Revenue			
Net rental income	1,346,900	1,134,673	4,333,820
Fair value gains on investment property	-	-	13,441,716
Share of profit of investments using equity accounting	651,457	640,878	2,472,234
Gain on bargain purchase	-	455,861	455,861
Interest income	176,513	214,126	831,540
Total investment income	**2,174,870**	**2,445,538**	**21,535,171**
Expenses			
Interest Expense	500,252	363,547	1,552,628
Fund management fees	224,700	201,603	809,965
Investment advisor fees	224,700	201,603	809,965
Professional fees	120,961	96,996	525,273
Directors and subcommittee fees	1,740	1,700	6,800
Office and administrative expenses	2,234	1,177	90,212
Foreign exchange (gain)/loss	(313)	(55,769)	25,722
Operating expenditure	**1,074,274**	**810,857**	**3,820,565**
Profit before tax	**1,100,596**	**1,634,681**	**17,714,606**
Taxation	(54,237)	(2,043)	(236,400)
Net profit for the period	**1,046,359**	**1,632,638**	**17,478,206**
Other comprehensive income:			
Items that will not be reclassified to profit or loss			
Exchange differences on translation of foreign operations	256,369	(498,125)	(76,184)
Total comprehensive income for the period	**1,302,728**	**1,134,513**	**17,402,022**
Earnings per share	**$0.01**	**$0.01**	**$0.13**

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

	Attributable to Fund shareholders			
	Share capital	**Other Reserves**	**Retained earnings**	**Total**
	$	**$**	**$**	**$**
Balance- October 1, 2022	**92,610,581**	**546,248**	**13,494,489**	**106,651,318**
Repurchase of issued shares	(357,484)	-	39,081	**(318,403)**
Translation reserves	-	(76,184)	-	**(76,184)**
Dividend declared (0.15 cents and 2.28 cents per share)	-	-	(3,914,506)	**(3,914,506)**
Total comprehensive income for the year	-	-	17,478,206	**17,478,206**
Balance- September 30, 2023	**92,253,097**	**470,064**	**27,097,270**	**119,820,431**
Repurchase of issued shares	(1,517)	-	368	**(1,149)**
Translation reserves	-	256,369	-	**256,369**
Dividend declared (0.15 cents and 2.27 cents per share)	-	-	(3,279,526)	**(3,279,526)**
Total comprehensive income for the period	-	-	1,046,359	**1,046,359**
Balance- December 31, 2023	**92,251,580**	**726,433**	**24,864,471**	**117,842,484**

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)**
Total comprehensive 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)**
Total comprehensive 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 Cashflows
For the three-month period ended December 31, 2023
(expressed in Barbados dollars)

	Unaudited Three month Period ended December 31, 2023	Unaudited Three month Period ended December 31, 2022	Audited Year ended September 30, 2023
	$	$	$
Cash flows from operating activities			
Profit before tax	**1,100,596**	**1,634,681**	**17,714,606**
Adjustment for:			
Fair value gains on investment property	-	-	(13,441,716)
Foreign exchange (gain)/loss	(313)	(55,769)	25,722
Share of gains of investments accounted for using the equity method	(651,457)	(640,878)	(2,472,234)
Gain on bargain purchase	-	(455,861)	(455,861)
Impairment charge for receivables	-	-	-
Depreciation and Amortisation	81	153	243
Interest income	(176,513)	(214,126)	(831,540)
Interest expense	500,252	363,547	1,552,628
Operating income before working capital changes	**772,646**	**631,747**	**2,091,848**
Net decrease in accounts receivable and prepaid expenses	50,543	89,384	111,600
Net decrease in loans receivable	-	1,740,000	1,740,000
Net increase in accounts payable and accrued expenses	29,557	640,451	643,845
Increase/(decrease) in security deposits	281,526	(19,318)	138,801
Net increase in due to/from related parties	(115,937)	(7,909)	(405,422)
Purchases/addition to investment properties	(987,157)	(39,052)	(1,330,030)
Additions to Software	-	-	
Cash generated from operations	**31,178**	**3,035,303**	**2,990,642**
Interest received	276,514	250,384	767,798
Interest paid	(330,656)	(211,149)	(1,374,129)
Tax paid	(50,713)	(77,548)	(328,194)
Net cash (used in)/generated from operating activities	**(73,677)**	**2,996,990**	**2,056,117**
Cash flows from investing activities			
Investment in associated companies	-	-	(5,160,001)
Distributions from associated companies	169,158	172,533	2,263,345
Acquisition of investment securities	-	-	-
Acquisition of subsidiary	-	(4,930,038)	(4,934,794)
Net cash generated from/(used in) investing activities	**169,158**	**(4,757,505)**	**(7,831,450)**
Cash flows from financing activities			
Repurchase of shares	(1,149)	(232,515)	(318,403)
Dividends paid	(203,277)	(204,045)	(3,914,506)
Loans received	-	1,996,621	13,713,878
Loans repaid	(84,192)	(50,931)	(2,718,424)
Net cash (used in)/generated from financing activities	**(288,618)**	**1,509,130**	**6,762,545**
Net (decrease)/increase in cash and cash equivalents	**(193,137)**	**(251,385)**	**987,212**
Effects of foreign exchange rate changes on cash and cash equivalents	**(37,174)**	**(132,433)**	**202,677**
Cash and cash equivalents at beginning of the period	**9,355,875**	**8,165,986**	**8,165,986**
Cash and cash equivalents at end of the period	**9,125,564**	**7,782,168**	**9,355,875**

Eppley Caribbean Property Fund Limited SCC – Value Fund

Directors' Statement – For the period ended December 31, 2023

The **Eppley Caribbean Property Fund Limited SCC**- Value Fund share realised a net profit of $1,046,359 for the period ended December 31, 2023 (unaudited) compared to a profit of $1,632,638 in 2022 (unaudited).

The net asset value is $0.87 per share and $0.77 at December 31, 2022 (unaudited). The net assets are $117.8 million compared to $104.2 million at the end of December 31, 2022 (unaudited).

The share price of the Value Fund shares on the Barbados Stock Exchange (BSE) as at December 31, 2023 was $0.52, a discount of 40% to the net asset value.

During the quarter ended December 31, 2023, shares repurchased amounted to 2,228 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.

Note 2: Statement on Borrowing Restrictions

The Fund intends to borrow from banks and other licensed financial institutions and/or through private placement transactions to finance the purchase of real estate (the "Intention").

> According to By-Laws No.1 of the Fund dated September 26, 2013, the following borrowing restriction is placed on the Fund:
>
> Paragraph 7 of the By-Laws No. 1 dated September 26, 2013
>
> *7.1. The Fund may not borrow money, except from banks or other licensed financial institutions, in amounts exceeding 60% of the value of the Fund's total assets at the time of borrowing. The Fund may not pledge or hypothecate any of its assets, except in connection with permitted borrowing in amounts not exceeding 60% of the value of the Fund's total assets at the time of such borrowing. The powers conferred by this By-Law shall be in supplement to and not in substitution for any powers to borrow money for the purposes of the Company possessed by its directors or officers independently of a borrowing By-Law.*

Given the Intention, the borrowing restrictions with respect to exceeding 60% of the value of the Fund's total assets at the time of the borrowing will not apply, as the Fund, as at the date of the publication of its further quarter results for financial year 2023, continues to be as at the date of this letter in compliance with the By-Laws.