EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – VALUE FUND

Unaudited Consolidated Results as at June 30, 2024 (expressed in Barbados Dollars)

Eppley Caribbean Property Fund Limited SCC- Value
Unaudited Consolidated Statement of Financial Position
June 30, 2024
(expressed in Barbados dollars)

	Unaudited June 30, 2024 $	Unaudited June 30, 2023 $	Audited September 30, 2023 $
Assets			
Intangibles	750	1,078	1,108
Investment properties	100,133,055	86,666,771	98,166,390
Investment in associated company	39,645,181	33,783,773	37,984,798
Investment Securities	10,448,533	10,448,534	10,548,534
Accounts receivable and prepaid expenses	1,627,785	517,574	592,139
Due from related parties	1,306,194	790,695	1,133,876
Corporation tax prepaid	11,480	-	129,121
Cash & cash equivalents	13,142,237	6,363,393	9,355,875
Total assets	**166,315,215**	**138,571,819**	**157,911,841**
Liabilities			
Loans payable	43,570,612	26,962,192	35,484,533
Accounts payable and accrued expenses	1,914,097	2,188,164	1,746,803
Security and advanced deposits	853,130	514,657	549,226
Deferred tax	208,264	198,687	223,193
Corporation tax payable	155,541	64,510	87,655
Total liabilities	**46,701,644**	**29,928,210**	**38,091,410**
Total assets less liabilities	**119,613,571**	**108,643,609**	**119,820,431**
Equity			
Share capital	92,251,580	92,257,267	92,253,097
Other reserves	(885,751)	(377,277)	470,064
Retained earnings	28,247,742	16,763,569	27,097,270
Total shareholders' funds	**119,613,571**	**108,643,609**	**119,820,431**
Net asset value per share	**$0.88**	**$0.80**	**$0.88**

Approved by:



Director



Director

August 7, 2024

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Comprehensive Income
For the nine-month period ended June 30, 2024
(expressed in Barbados dollars)

	Unaudited Nine months June 30, 2024 $	Unaudited Nine months June 30, 2023 $	Unaudited Three months ended June 30, 2024 $	Unaudited Three months June 30, 2023 $	Audited Year ended September 30, 2023 $
Revenue					
Net rental income	4,161,295	3,228,739	1,520,908	1,001,979	4,333,820
Fair value gains on investment property	1,508,340	3,698,540	-	-	13,441,716
Share of profit of investments using equity accounting	2,445,790	2,126,192	824,202	739,751	2,472,234
Gain on bargain purchase	-	455,861	-	-	455,861
Interest income	568,598	558,738	219,113	177,849	831,540
Total investment income	**8,684,023**	**10,068,070**	**2,564,223**	**1,919,579**	**21,535,171**
Expenses					
Interest Expense	1,817,159	1,120,796	785,589	385,115	1,552,628
Fund management fees	673,363	604,412	222,808	205,994	809,965
Investment advisor fees	673,363	604,412	222,808	205,994	809,965
Professional fees	384,328	421,049	131,272	148,139	525,273
Directors and subcommittee fees	5,220	5,100	1,740	1,700	6,800
Office and administrative expenses	51,851	76,942	39,003	5,612	90,212
Foreign exchange (gain)/loss	(170,023)	115,725	(8,583)	149,943	25,722
Operating expenditure	**3,435,261**	**2,948,436**	**1,394,637**	**1,102,497**	**3,820,565**
Profit before tax	**5,248,762**	**7,119,634**	**1,169,586**	**817,082**	**17,714,606**
Taxation	(141,546)	(176,666)	(43,560)	(82,943)	(236,400)
Net profit for the period	**5,107,216**	**6,942,968**	**1,126,026**	**734,139**	**17,478,206**
Other comprehensive income:					
Items that will not be reclassified to profit or loss					
Exchange differences on translation of foreign operations	(1,355,815)	(923,475)	(506,047)	1,937,030	(76,184)
Total comprehensive income for the period	**3,751,401**	**6,019,493**	**619,979**	**(1,202,891)**	**17,402,022**
Earnings per share	**$0.04**	**$0.05**	**$0.01**	**$0.01**	**$0.13**

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the nine-month period ended June 30, 2024
(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	-	(1,355,815)	-	**(1,355,815)**
Dividend declared (0.25 cents and 2.27 cents per share)	-	-	(3,957,112)	**(3,957,112)**
Total comprehensive income for the period	-	-	5,107,216	**5,107,216**
Balance- June 30, 2024	**92,251,580**	**(885,751)**	**28,247,742**	**119,613,571**

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)

	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	(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)**
Total comprehensive 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 Cashflows
For the nine-month period ended June 30, 2024
(expressed in Barbados dollars)

	Unaudited Nine-month Period ended June 30, 2024	Unaudited Nine-month Period June 30, 2023	Audited Year ended September 30, 2023
	$	$	$
Cash flows from operating activities			
Profit before tax	**5,248,762**	**7,119,634**	**17,714,606**
Adjustment for:			
Fair value gains on investment property	(1,508,340)	(3,698,540)	(13,441,716)
Foreign exchange (gain)/loss	(170,023)	115,725	25,722
Share of gains of investments accounted for using the equity method	(2,445,790)	(2,126,192)	(2,472,234)
Gain on bargain purchase	-	(455,861)	(455,861)
Depreciation and Amortisation	358	243	243
Interest income	(568,598)	(558,738)	(831,540)
Interest expense	1,817,159	1,120,796	1,552,628
Operating income before working capital changes	**2,373,528**	**1,517,067**	**2,091,848**
Net (increase)/decrease in accounts receivable and prepaid expenses	(1,038,497)	195,201	111,600
Net decrease in loans receivable	-	1,740,000	1,740,000
Net (decrease)/increase in accounts payable and accrued expenses	(167,000)	1,098,084	643,845
Increase in security deposits	312,150	110,867	138,801
Net increase in due to/from related parties	(172,318)	(62,241)	(405,422)
Purchases/addition to investment properties	(1,666,267)	(39,052)	(1,330,030)
Cash (used in)/generated from operations	**(358,404)**	**4,559,926**	**2,990,642**
Interest received	668,599	594,996	767,798
Interest paid	(1,682,577)	(930,369)	(1,374,129)
Tax paid	33,940	(188,218)	(328,194)
Net cash generated from operating activities	**1,338,442**	**4,036,335**	**2,056,117**
Cash flows from investing activities			
Investment in associated companies	-	-	(5,160,001)
Distributions from associated companies	621,075	1,013,199	2,263,345
Acquisition of subsidiary	-	(5,628,367)	(4,934,794)
Net cash generated from/(used in) investing activities	**621,075**	**(4,615,168)**	**(7,831,450)**
Cash flows from financing activities			
Repurchase of shares	(1,149)	(315,989)	(318,403)
Dividends paid	(3,618,326)	(3,711,213)	(3,914,506)
Loans received	13,860,352	5,033,878	13,713,878
Loans repaid	(5,873,009)	(2,447,191)	(2,718,424)
Net cash generated from/(used in) financing activities	**4,367,868**	**(1,440,515)**	**6,762,545**
Net increase/(decrease) in cash and cash equivalents	**3,650,501**	**(2,019,348)**	**987,212**
Effects of foreign exchange rate changes on cash and cash equivalents	**135,861**	**216,755**	**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	**13,142,237**	**6,363,393**	**9,355,875**

Eppley Caribbean Property Fund Limited SCC – Value Fund

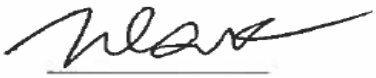
Directors' Statement – For the period ended June 30, 2024

The **Eppley Caribbean Property Fund Limited SCC** - Value Fund share realised a net profit of $5,107,216 for the period ended June 30, 2024 (unaudited) compared to a profit of $6,942,968 in 2023 (unaudited).

The net asset value is $0.88 per share and $0.80 at June 30, 2023 (unaudited). The net assets are $119.6 million compared to $108.6 million at the end of June 30, 2023 (unaudited).

The share price of the Value Fund shares on the Barbados Stock Exchange (BSE) as at June 30, 2024 was $0.55, a discount of 38% to the net asset value.

During the nine-month period ended June 30, 2024, shares repurchased amounted to 2,228 units. There were no repurchases during the quarter ended June 30, 2024. 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 quarterly results for financial year 2024, the Fund continues to be as at the date of this letter in compliance with the By-Laws.