EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – DEVELOPMENT FUND

Unaudited Consolidated Results as at September 30, 2026

(expressed in Barbados Dollars)

Eppley Caribbean Property Fund Limited SCC- Development Fund
Unaudited Consolidated Statement of Financial Position
As at September 30, 2026
(expressed in Barbados dollars)

	Unaudited September 30, 2026	Audited September 30, 2025
	$	$
Assets		
Real estate available-for-sale	7,590,114	7,268,114
Investment in associated company	2,885,723	2,894,122
Loans receivable	8,545,550	7,704,863
Accounts receivable and prepaid expenses	510,775	486,733
Cash & cash equivalents	28,171	560,483
Total assets	**19,560,333**	**18,914,315**
Liabilities		
Accounts payable and accrued expenses	80,564	84,292
Security and advanced deposits	-	-
Due to related parties	238,555	105,494
Other liabilities	-	
Total liabilities	**319,119**	**189,786**
Total assets less liabilities	**19,241,214**	**18,724,529**
Equity		
Share capital	28,626,291	28,626,291
Retained earnings	(9,385,077)	(9,901,762)
Total shareholders' funds	**19,241,214**	**18,724,529**
Net asset value per share	**$ 0.35**	**$ 0.34**

Approved by:

Director

Director

November 13, 2026

Eppley Caribbean Property Fund Limited SCC- Development Fund
Unaudited Consolidated Statement of Comprehensive Income
For the year ended September 30, 2026
(expressed in Barbados dollars)

	Unaudited Period ended September 30, 2026	Audited Year ended September 30, 2025
	$	$
Revenue		
Share of loss on investments accounted for using the equity method	(8,400)	(8,401)
Interest income	466,808	406,309
Other Income	-	-
Total investment loss	**458,408**	**397,908**
Expenses		
Fair value gain on real estate available for re–sale	(322,000)	(211,600)
Net carrying costs of real estate available for re-sale	82,144	125,180
Audit, listing and other professional fees	62,532	67,370
Fund management fees	70,598	69,070
Investment advisor fees	70,598	69,070
Net gain on sale of real estate available for re-sale	-	-
Directors and subcommittee fees	960	960
Office and administrative expenses	769	4,918
Foreign exchange (gain)/loss	(23,878)	27,618
Operating expenditure	**(58,277)**	**152,586**
Total comprehensive income for the period	**516,685**	**245,322**
Income per share	**$0.01**	**$0.00**

Eppley Caribbean Property Fund Limited SCC- Development Fund
Unaudited Consolidated Statement of Changes in Equity
For the year ended September 30, 2026
(expressed in Barbados dollars)

	Attributable to Fund shareholders		
	Share capital	**Retained earnings**	**Total**
	$	**$**	**$**
Balance- October 1, 2024	**28,626,291**	**(10,147,084)**	**18,479,207**
Total comprehensive Income for the year	-	245,322	**245,322**
Balance- September 30, 2025	**28,626,291**	**(9,901,762)**	**18,724,529**
Total comprehensive Income for the period	-	516,685	**516,685**
Balance- September 30 2026	**28,626,291**	**(9,385,077)**	**19,241,214**

Eppley Caribbean Property Fund Limited SCC- Development Fund
Unaudited Consolidated Statement of Cashflows
For the year ended September 30, 2026
(expressed in Barbados dollars)

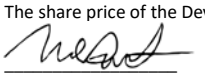
	Unaudited Period ended September 30, 2026 $	Audited Year ended September 30, 2025 $
Cash flows from operating activities		
Total comprehensive loss for the period	**516,685**	**245,322**
Adjustment for:		
Share of loss of investments accounted for using the equity method	8,400	8,401
Net gain on sale of real estate available for re-sale	-	-
Fair value gain on real estate available for re-sale	(322,000)	(211,600)
Interest income	(466,808)	(406,309)
Foreign Exchange (gain)/loss	(23,878)	27,618
Operating loss before working capital changes	**(287,601)**	**(336,568)**
(Increase)/Decrease in accounts receivable and prepaid expenses	(24,044)	961,035
Increase in accounts payable and accrued expenses	(3,728)	(17,038)
Net (decrease)/increase in due to/from related parties	133,061	(546,486)
Loans disbursed	(688,950)	(5,675,654)
Loan payments received	-	888,841
Cash used in operations	**(871,262)**	**(4,725,870)**
Interest received	338,950	821,238
Net cash used in operating activities	**(532,312)**	**(3,904,632)**
Net decrease in cash and cash equivalents	**(532,312)**	**(3,904,632)**
Cash and cash equivalents at beginning of the period	**560,483**	**4,492,733**
Net effect of foreign exchange on cash and cash equivalents	**-**	**(27,618)**
Cash and cash equivalents at end of the period	**28,171**	**560,483**

Eppley Caribbean Property Fund Limited SCC- Development Fund

Directors' Statement – For the period ended September 30, 2026

The Eppley Caribbean Property Fund Limited SCC– Development Fund realised a profit of $516,685 for the period ended September 30, 2026 (unaudited) compared to a profit of $245,322 for the year ended September 30, 2025 (audited). The net asset value was $0.35 per share (2025: $0.34 - audited). The net assets were $19.24 million compared to $18.72 million for the year ended September 30, 2025 (audited)

The share price of the Development Fund Share on the Barbados Stock Exchange (BSE) as at September 30, 2026 was $0.12, a discount of 65% to the net asset value.



Chairman