

**Eppley Caribbean Property Fund Limited SCC- Value Fund**  
**(formerly Fortress Caribbean Property Fund Limited SCC)**  
**Unaudited Consolidated Statement of Financial Position**  
**As at December 31, 2018**  
(expressed in Barbados dollars)

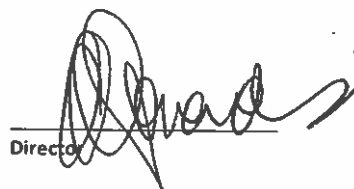
	Unaudited December 31, 2018	Unaudited December 31, 2017	Audited September 30, 2018
	\$	\$	\$
<b>Assets</b>			
Investment properties	17,770,000	20,077,365	17,770,000
Investment in associated company	20,530,738	18,062,468	19,997,671
Loans receivable	4,043,298	6,500,000	6,500,000
Accounts receivable and prepaid expenses	2,973,210	552,682	277,769
Due from related parties	852,220	1,183,484	847,229
Cash & cash equivalents	8,287,947	8,500,698	10,237,573
<b>Total assets</b>	<b>54,457,413</b>	<b>54,876,697</b>	<b>55,630,242</b>
<b>Liabilities</b>			
Loans payable	10,500,000	10,700,000	10,580,000
Accounts payable and accrued expenses	1,740,712	186,451	2,180,521
Security and advanced deposits	235,047	244,640	233,001
<b>Total liabilities</b>	<b>12,475,759</b>	<b>11,131,091</b>	<b>12,993,522</b>
<b>Total assets less liabilities</b>	<b>41,981,654</b>	<b>43,745,606</b>	<b>42,636,720</b>
<b>Equity</b>			
Share capital	37,209,540	37,209,540	37,209,540
Retained earnings	1,838,672	3,680,070	2,525,125
<b>Total shareholders' funds</b>	<b>39,048,212</b>	<b>40,889,610</b>	<b>39,734,665</b>
Non-controlling interests	2,933,442	2,855,996	2,902,055
	<b>41,981,654</b>	<b>43,745,606</b>	<b>42,636,720</b>
<b>Net asset value per share</b>	<b>\$0.70</b>	<b>\$0.73</b>	<b>\$0.71</b>

Approved by:



Director

January 29<sup>th</sup>, 2019



Director

**Eppley Caribbean Property Fund Limited SCC- Value Fund**  
**(formerly Fortress Caribbean Property Fund Limited SCC**  
**Unaudited Consolidated Statement of Comprehensive Income**  
**For the three-month period ended December 31, 2018**  
 (expressed in Barbados dollars)

	Unaudited Three-month period ended October 1, 2018 - December 31, 2018	Unaudited Three-month period ended October 1, 2017 - December 31, 2017	Audited Year ended September 30, 2018
	\$	\$	\$
<b>Revenue</b>			
Net rental income	392,858	349,523	1,521,075
Fair value gains on investment property	-	-	(2,381,895)
Share of profit of investments using equity accounting	533,067	325,593	1,563,000
Net gain on sale of investment property	-	-	(118,141)
Interest income	55,205	12,166	21,833
Dividend income	-	-	-
Other income	-	-	6,652
<b>Total investment income</b>	<b>981,130</b>	<b>687,282</b>	<b>612,524</b>
<b>Expenses</b>			
Interest Expense	121,205	120,000	480,000
Fund management fees	73,918	79,805	313,735
Investment advisor fees	73,918	79,805	313,735
Professional fees	30,300	29,711	193,058
Directors and subcommittee fees	640	7,359	18,527
Office and administrative expenses	549	1,044	11,905
Impairment charge on receivable	-	-	20,892
Operating expenditure	300,530	317,724	1,351,852
<b>Total comprehensive income/(loss) for the period</b>	<b>680,600</b>	<b>369,558</b>	<b>(739,328)</b>
<b>Attributable to:</b>			
Cellular property fund shareholders	649,213	354,082	(800,863)
Non-controlling interests	31,387	15,476	61,535
<b>Total comprehensive income/(loss) for the period</b>	<b>680,600</b>	<b>369,558</b>	<b>(739,328)</b>
<b>Earnings/(Loss) per share</b>	<b>\$0.01</b>	<b>\$0.01</b>	<b>\$(0.01)</b>

**Eppley Caribbean Property Fund Limited SCC- Value Fund**  
*(formerly Fortress Caribbean Property Fund Limited SCC*  
**Unaudited Consolidated Statement of Changes in Equity**  
**For the three-month period October 1, 2018 - December 31, 2018**  
(expressed in Barbados dollars)

	Attributable to Fund shareholders			Total
	Share capital	Retained earnings	Non-controlling interests	
	\$	\$	\$	\$
<b>Balance- September 30, 2017</b>	<b>37,209,540</b>	<b>5,273,834</b>	<b>3,055,520</b>	<b>45,538,894</b>
Dividend declared (0.035 cents per share)	-	(1,947,846)	-	(1,947,846)
Distributions to non- controlling interests	-	-	(215,000)	(215,000)
Total comprehensive loss for the year	-	(800,863)	61,535	(739,328)
<b>Balance- September 30, 2018</b>	<b>37,209,540</b>	<b>2,525,125</b>	<b>2,902,055</b>	<b>42,636,720</b>
Dividend declared (0.024 cents per share)	-	(1,335,666)	-	(1,335,666)
Income for the period	-	649,213	31,387	680,600
<b>Balance- December 31, 2018</b>	<b>37,209,540</b>	<b>1,838,672</b>	<b>2,933,442</b>	<b>41,981,654</b>

**Eppley Caribbean Property Fund Limited SCC- Value Fund**  
*(formerly Fortress Caribbean Property Fund Limited SCC*  
**Unaudited Consolidated Statement of Changes in Equity**  
**For the three-month period October 1, 2017- December 31, 2017**  
(expressed in Barbados dollars)

	Attributable to Fund shareholders			Total
	Share capital	Retained earnings	Non-controlling interests	
	\$	\$	\$	\$
<b>Balance- September 30, 2016</b>	<b>37,209,540</b>	<b>5,611,752</b>	<b>9,471,755</b>	<b>52,293,047</b>
Dividend declared (0.035 cents per share)	-	(1,947,846)	-	(1,947,846)
Distributions to non- controlling interests	-	-	(6,450,000)	(6,450,000)
Income for the year	-	1,609,928	33,765	1,643,693
<b>Balance- September 30, 2017</b>	<b>37,209,540</b>	<b>5,273,834</b>	<b>3,055,520</b>	<b>45,538,894</b>
Distributions to non- controlling interests	-	-	(215,000)	(215,000)
Dividend declared (0.035 cents per share)	-	(1,947,846)	-	(1,947,846)
Income for the period	-	354,082	15,476	369,558
<b>Balance- December 31, 2017</b>	<b>37,209,540</b>	<b>3,680,070</b>	<b>2,855,996</b>	<b>43,745,606</b>

**Eppley Caribbean Property Fund Limited SCC- Value Fund**  
**(formerly Fortress Caribbean Property Fund Limited SCC**  
**Unaudited Consolidated Statement of Cashflows**  
**For the three-month period October 1, 2018 - December 31, 2018**  
**(expressed in Barbados dollars)**

	Unaudited Three-month period October 1, 2018 - December 31, 2018	Unaudited Three-month period October 1, 2017 - December 31, 2017	Audited Year ended September 30, 2018
	\$	\$	\$
<b>Cash flows from operating activities</b>			
Total comprehensive income for the period	680,600	369,558	(739,328)
Adjustment for:			
Fair value (gains)/losses on investment property	-	(325,593)	2,381,895
Share of (gain) of investments accounted for using the equity method	(533,067)	-	(1,563,000)
Net loss on sale of investment property	-	-	118,141
Impairment charge for receivables	-	-	20,892
Interest income	(55,205)	-	(21,833)
Interest expense	121,205	120,000	480,000
Dividend income	-	-	-
<b>Operating income before working capital changes</b>	<b>213,533</b>	<b>163,965</b>	<b>676,767</b>
Net increase/(decrease) in accounts receivable and prepaid expenses	(2,695,441)	136,500	390,521
Net increase/(decrease) in due to/from related parties	(4,991)	(255,916)	80,339
Net increase in loans receivable	2,456,702	-	-
Net increase/(decrease) in accounts payable and accrued expenses	(439,809)	(138,603)	1,855,467
Increase/(decrease) in security deposits	2,046	(45,348)	(56,987)
Purchases/additions to investment property	-	(27,365)	(101,895)
<b>Cash (used in)/generated from operations</b>	<b>(467,960)</b>	<b>(166,767)</b>	<b>2,844,212</b>
Interest received	55,205	-	21,833
Interest paid	(201,205)	-	(480,000)
<b>Net cash (used in)/generated from operating activities</b>	<b>(613,960)</b>	<b>(166,767)</b>	<b>2,386,045</b>
<b>Cash flows from investing activities</b>			
Investment in associated companies	-	(3,051,745)	(9,387,682)
Distributions from associated companies	-	348,000	5,868,000
<b>Net cash (used) in financing activities</b>	<b>-</b>	<b>(2,703,745)</b>	<b>(3,519,682)</b>
<b>Cash flows from financing activities</b>			
Distributions to non-controlling interests	-	(215,000)	(215,000)
Dividends paid	(1,335,666)	(1,947,846)	(1,947,846)
<b>Net cash (used) in financing activities</b>	<b>(1,335,666)</b>	<b>(2,162,846)</b>	<b>(2,162,846)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(1,949,626)</b>	<b>(5,033,358)</b>	<b>(3,296,483)</b>
<b>Cash and cash equivalents at beginning of the period</b>	<b>10,237,573</b>	<b>13,534,056</b>	<b>13,534,056</b>
<b>Cash and cash equivalents at end of the period</b>	<b>8,287,947</b>	<b>8,500,698</b>	<b>10,237,573</b>

**Eppley Caribbean Property Fund Limited SCC – Value Fund**  
**(formerly Fortress Caribbean Property Fund Limited SCC)**

Directors' Statement – For the three-month period October 1, 2018 - December 31, 2018

The Eppley Caribbean Property Fund Limited SCC (formerly Fortress Caribbean Property Fund Limited SCC) - Value Fund share realised a profit of \$680,600 for the three-month period October 1, 2018 - December 31, 2018 (unaudited) compared to a profit of \$369,557 for the same period in 2017 (unaudited).

The net asset value is \$0.70 per share and \$0.73 at December 31, 2017. The net assets are \$42.0 million compared to \$43.7 million at the end of December 2017.

The share price of the Value Fund shares on the Barbados Stock Exchange (BSE) as at December 31, 2018 was \$0.58, a discount of 17% to the net asset value.



Chairman