

EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC

2021 ANNUAL REPORT

Eppley Caribbean Property Fund is the largest listed
real estate mutual fund in the Caribbean.



COMPANY OVERVIEW

Fund name:	Eppley Caribbean Property Fund Limited SCC	
Fund type:	Closed-end Fund	
Stock exchange listings:	Barbados Stock Exchange (BSE)	
	Jamaica Stock Exchange (JSE)	
	Trinidad & Tobago Stock Exchange (TTSE)	
Independent property appraisals:	Semi-Annually	
Financial year:	<u>September 30, 2021</u>	
	<u>Value Fund</u>	<u>Development Fund</u>
Net assets:	\$100,692,002	\$19,288,611
Net profit:	\$5,746,415	\$177,608
Shares outstanding:	136,499,203	54,349,890
Net asset value per share:	\$0.74	\$0.35
Year-end share price:	\$0.56 (BSE)	\$0.16
	J\$45.71 (JSE)	
Management fees:	1.5% of net assets	0.75% of net assets
		4% of property sale proceeds

VALUE FUND PROPERTIES



10-14 Broad Street
Bridgetown, Barbados



24 Broad Street
Bridgetown, Barbados



Emerald City Mall
Six Roads, Barbados



Empire Shopping Centre
Kingston, Jamaica



Angels Industrial Estate
St. Catherine, Jamaica



Alamac Warehouse
Fontabelle, Barbados



Sunset Mall
Sunset Crest, Barbados



227 Marcus Garvey Drive
Kingston, Jamaica



Chattel Village
Holetown, Barbados



Carlisle House
Bridgetown, Barbados



Hastings Business Centre
Hastings, Barbados



105-107 Marcus Garvey Drive
Kingston, Jamaica



693 Spanish Town Road
Kingston, Jamaica



Mall Plaza
Kingston, Jamaica



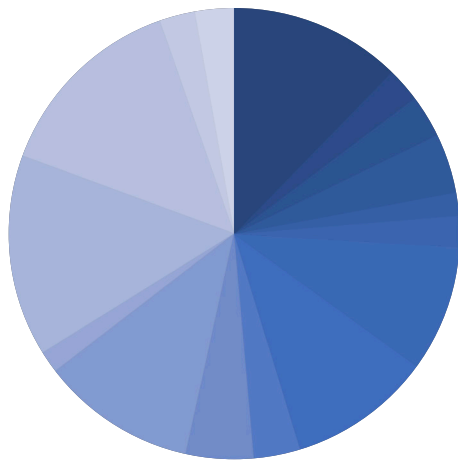
155-157 Tragarete Road
Port of Spain, Trinidad & Tobago



52 Valsayn Branch Road
Valsayn, Trinidad & Tobago

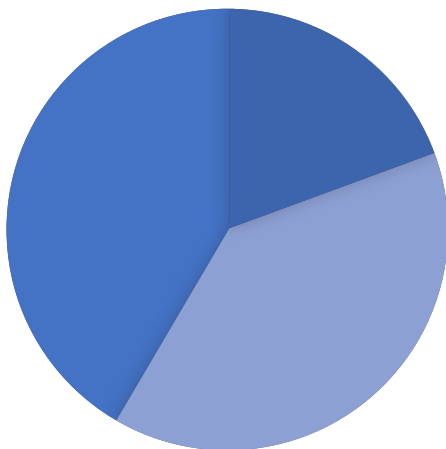
VALUE FUND PORTFOLIO¹

BY PROPERTIES



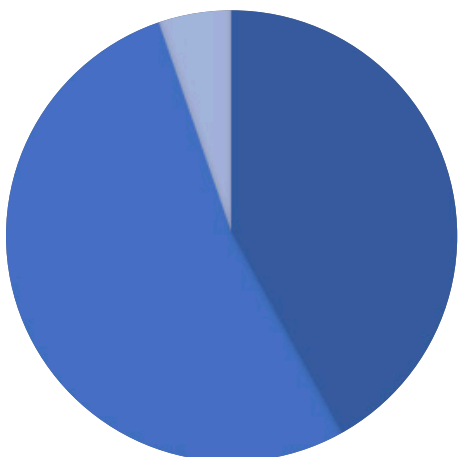
10-14 Broad Street:	12%
24 Broad Street:	2%
Sunset Mall:	3%
Emerald City Mall:	4%
Chattel Village:	2%
Carlisle House:	2%
Empire Shopping Centre:	9%
Angels Industrial Estate:	10%
227 Marcus Garvey Drive:	3%
Alamac Warehouse:	5%
Hastings Business Centre:	11%
693 Spanish Town Road:	2%
105-107 Marcus Garvey Drive:	14%
Mall Plaza:	14%
155-157 Tragarete Road:	3%
52 Valsayn Branch Road:	3%

BY USE



Office:	20%
Industrial:	35%
Retail:	45%

BY GEOGRAPHY



Barbados:	42%
Jamaica:	53%
Trinidad & Tobago:	5%

¹ As at September 30, 2021

VALUE FUND OPERATING PERFORMANCE SUMMARY

PROPERTIES	SQUARE FEET	OCCUPANCY	NORMALIZED NOI YIELD ²	OWNERSHIP
10-14 Broad Street	103,131	100%	11.0%	36%
24 Broad Street	14,119	100%	14.5%	100%
Sunset Crest Mall	17,646	100%	8.3%	24%
Emerald City Mall	78,488	100%	8.3%	30%
Chattel Village	8,038	84%	11.2%	100%
Carlisle House	48,426	15%	-	100%
Empire Shopping Centre	37,318	86%	8.4%	100%
Angels Industrial Estate	120,000	100%	7.2%	100%
227 Marcus Garvey Drive	27,245	100%	7.1%	100%
Alamac Warehouse	39,093	84%	6.5%	100%
Hastings Business Centre	20,167	92%	8.3%	100%
105 – 107 Marcus Garvey Drive	87,228	100%	6.4%	100%
693 Spanish Town Road	75,000	100%	6.7% ³	50%
Mall Plaza	69,394	98%	8.2%	40%
155-157 Tragarete Road	13,738	100%	8.3%	100%
52 Valsayn Branch Road	16,900	100%	8.5%	100%
Total (Property level)	775,931	92%	8.4%	

VALUE FUND FINANCIAL PERFORMANCE SUMMARY

	September-21	September-20
NOI attributable to shareholders	3,877,652	2,719,673
Interest expense	(1,042,819)	(478,827)
Interest and other income	727,144	761,860
Net interest expense of investments accounted for using equity method	(539,957)	(408,684)
FFO attributable to shareholders	3,022,020	2,594,022
Fair value gains/(losses) on investment properties	941,410	3,410,549
Foreign exchange losses	(46,329)	(201,410)
Impairment charge for receivables	(3,572)	(57,676)
Non-cash charges of investments accounted for using the equity method	1,832,886	(3,854,400)
Comprehensive income attributable to shareholders for the period	5,746,415	1,891,085

² Based on contractual lease terms and excluding interim relief measures.

³ Includes net yield on a bridge facility.

DEVELOPMENT FUND PROPERTIES



Wotton Land
Wotton, Barbados



Lower Estate Land
Lower Estate, Barbados



Canouan Land
Canouan, St. Vincent
& The Grenadines



Villas on the Green Land
Cap Estate, St. Lucia



Holders Land
St. James, Barbados



Apes Hill Villas
Apes Hill, Barbados



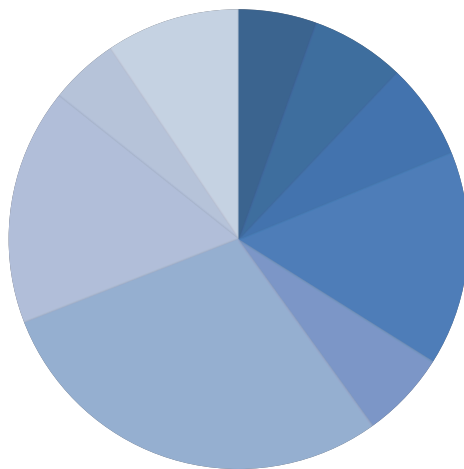
Lime Grove Villa
Holetown, Barbados



Rockley Central Area
Rockley, Barbados

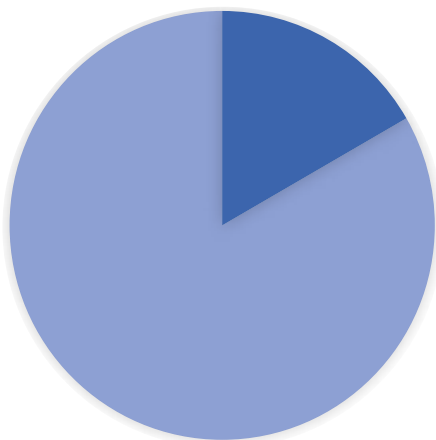
DEVELOPMENT FUND PORTFOLIO

BY PROPERTIES



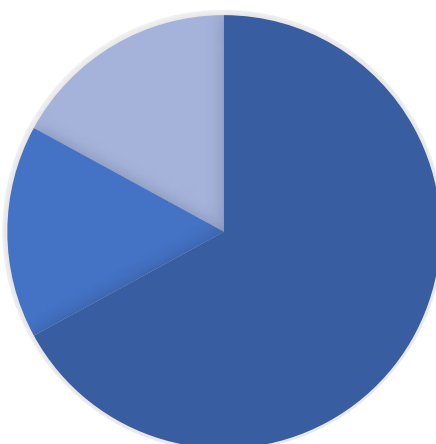
- Holders Land: 5%
- Apes Hill Polo Villa #3: 7%
- Apes Hill Polo Villa #18: 7%
- Villas on the Green Land: 15%
- Lime Grove Villa: 6%
- Wotton Land: 29%
- Canouan Land: 17%
- Rockley Central Area: 5%
- Lower Estate Land: 9%

BY USE



- Development Land: 81%
- Residential Units: 19%

BY GEOGRAPHY



- Barbados: 68%
- St. Lucia: 15%
- St. Vincent: 17%

LETTER TO SHAREHOLDERS

FELLOW SHAREHOLDERS,

Despite a globally challenging operating environment, Eppley Caribbean Property Fund was able to successfully execute on key strategic initiatives and generate the highest profit after tax in our history in 2021.

Both the Value Fund and Development Fund reported significant improvements in performance this year, with the Value Fund recording its most profitable year since inception.

Our performance in 2021 continues to underscore the strength and quality of our underlying assets and capital structure, while further validating management's core investment strategy of scale and diversification.

VALUE FUND

Performance in 2021

The Value Fund concluded its 2021 financial year generating net profit attributable to shareholders of \$5.7 million, a 204% increase relative to the corresponding period last year.

The significant increase in net profit is largely attributable to added income from recently acquired properties in Jamaica and Trinidad & Tobago, net growth in the fair value of underlying assets and strategic management of the Fund's operational efficiency.

Similarly, net operating income (NOI) attributable to shareholders, a measure of the Fund's share of rental income less its operating expenses, grew by 43% to \$3.9 million for the year ended September 30, 2021.

Funds From Operations (FFO) attributable to shareholders, a metric that reflects the Fund's NOI less its net cost of financing, grew 16% to \$3 million. We believe FFO attributable to shareholders to be the best yardstick with which to measure the performance of the Value Fund and it is also the basis upon which the Value Fund's dividend policy has been determined. As the operating environment improves and the Fund realizes the full benefit of recent acquisitions, we expect to deliver continued growth in FFO attributable to shareholders.

The net asset value of the Value Fund was \$0.74 per share at the end of 2021.

Acquisitions and Disposals in 2021

This year the Value Fund successfully completed the acquisition of four major industrial and commercial properties, expanding our regional footprint and diversifying into Trinidad & Tobago for the first time. The recent acquisitions, which include 693 Spanish Town Road, Mall Plaza in Jamaica and two commercial properties in Trinidad & Tobago, added over 175,000 square feet of prime real estate to the portfolio.

693 Spanish Town Road is a 3-acre industrial property which forms part of the commercial and industrial zone in Kingston. The property is comprised of 75,000 square feet of warehouse and office space, strategically situated in close proximity to major distribution networks and the Port of Kingston.

Mall Plaza is a landmark property in Kingston which consists of over 69,000 rentable square feet. The property sits directly in the heart of Half Way Tree, one of the city's busiest commercial districts. Its location near the city's main bus terminal and its proximity to growing residential areas make it an asset that is difficult to replicate. Mall Plaza has been a fixture in the lives of generations of Jamaicans and we are proud to now be a steward of this important property.

The Trinidadian properties, namely, 155-157 Tragarete Road, Port of Spain and 52 Valsayn Branch Road, Curepe, both comprise 16,900 sq. ft. and 13,738 sq. ft. respectively. The acquisition of these two fully tenanted office properties in Trinidad is directly in line with our core strategy, further scaling and diversifying the portfolio by geography and asset type.

The above acquisitions continue to underscore our ability to work with sophisticated owners and tenants to originate, structure and execute large private market transactions across the region. Our healthy balance sheet and access to liquidity enables us to work well with sellers seeking quick and efficient solutions to dispose their properties.

At the end of 2021, the Value Fund's portfolio consisted of sixteen commercial properties in Jamaica, Barbados and Trinidad & Tobago spanning over 775,000 square feet of rentable space.

Funding and Liquidity

The Value Fund's record financial performance was underpinned by a strategically structured capital base as the Value Fund concluded the financial year with \$16.3 million of liquidity, \$127 million in total assets and conservative leverage of \$24.5 million. Supported by the strength of our existing capital structure, the Fund remains well positioned to take advantage of further expansion opportunities.

Strategy

Since assuming management of the Value Fund in 2018, Eppley has remained focused on executing our core strategy of scale and diversification by asset type and geography. With this, we were able to deliver on several key initiatives this year, including the acquisition of four premier properties, spanning over 175,000 square feet between Jamaica and Trinidad & Tobago.

Just three years ago, prior to Eppley's management, the portfolio comprised approximately 270,000 square feet of solely Barbadian assets which were predominantly retail. Today, our portfolio is comprised of over 775,000 square feet of prime industrial, commercial office and retail assets, spanning Jamaica, Barbados and Trinidad & Tobago.

Covid-19 impacted the Value Fund significantly in 2020 and 2021 mostly as we provided rent relief to tenants and significantly marked down the carrying value of our Barbadian duty-free retail assets. There remains uncertainty regarding global travel and the future operating performance of these assets. In this environment, the Value Fund mitigates this risk by the breadth and scope of our portfolio.

We believe this year's record financial performance not only continues to validate our core strategy of scale and diversification but also speaks to the strength and quality of our carefully structured portfolio and recently acquired assets.

As currently structured, the Value Fund offers investors the ability to own a diversified, high-quality portfolio of income producing commercial real estate, with tax-efficient yields, in transparent form.

Dividends

The Board of Directors declared a dividend of \$0.016 per share to shareholders on record on December 20, 2021, payable on February 21, 2022.

DEVELOPMENT FUND

Performance in 2021

The Development Fund produced a profit of \$178 thousand in 2021. This is compared to a loss of \$1.3 million recorded in 2020. The Development Fund's improved performance is largely driven by the sale of development land and fair value gains on some of our portfolio properties.

The Development Fund owns a combination of development lands and residential units in Barbados, St. Lucia and St. Vincent and the Grenadines and concluded the year with a net asset value of \$0.35 per share.

Acquisitions and Disposals in 2021

In line with our strategy, the Development Fund disposed of several lots in 2021, particularly four Lower Estate lots in St. Michael, Barbados. We remain resolute in our strategy of seeking out opportunities to divest underperforming assets at or above carrying value and expect to conclude additional opportunities in the new financial year.

Funding and Liquidity

The Development Fund ended the year with \$1.6 million in cash and has no external indebtedness.

Strategy

Our strategy for the Development Fund remains two-fold: to eliminate the difference between the market value of its shares and its NAV per share and more fundamentally to reposition our investment mandate.

The Development Fund currently trades at approximately 54% of its appraised value, implying a deep disconnect between investors' views and our fundamentals.

At the end of 2021, cash alone accounted for \$0.03 per share. At the current market price of \$0.16 per share, this implies that the entire value of the Development Fund's properties net of all liabilities was worth just \$0.13 per share or \$7.1 million. The appraised value of these assets was more than twice that amount at approximately \$19 million.

As previously indicated, we intend to reposition the Development Fund's mandate and will be sharing our plans with shareholders in detail once finalized.

Dividends

We do not intend to pay dividends at the Development Fund until we reposition its investment focus. However, if our shares continue to trade large discounts to net asset value, we may use our cash holdings to repurchase shares directly in the market to return capital and create value for shareholders.

The Value Fund's historical performance this year has been encouraging and has further validated our strategy to expand the scale and scope of our portfolio, increasing our geographic footprint and diversifying into industrial assets. The Value Fund ended the year with a healthy capital structure and remains well positioned to further execute on our core strategy and increase profitability.

At the Development Fund, we will continue to seek out opportunities to divest underperforming assets at or above carrying value while we determine the most appropriate way to reposition our investment strategy.

Our outlook remains positive across both the Value Fund and Development Fund, and we look forward to sharing further updates with you soon.

Cordially,



Nicholas A. Scott
Chairman

NOTICE OF ANNUAL SHAREHOLDERS' MEETING

NOTICE IS HEREBY GIVEN THAT the annual shareholders' meeting of EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC ("the Company") will be held virtually via online video conference at 11:00 a.m. on March 31, 2022.

The Fund is a registered mutual fund incorporated under the Companies Act in Barbados. Clause 1.3.1 of Schedule 1B and Schedule 1C of the Fund's Articles of Incorporation permits the Fund's Value and Development Fund's Shareholders to vote only in special prescribed circumstances and therefore in keeping with the Fund's long-standing tradition the shareholders meeting is held for information purposes only.



Nicholas A. Scott
Chairman

BOARD OF DIRECTORS

NICHOLAS A. SCOTT, *Chairman*
Chief Investment Officer
 Musson Group of Companies

Managing Director,
 Eppley Limited

P.B. SCOTT
Chairman & Chief Executive Officer
 Musson Group of Companies

Chairman,
 Development Bank of Jamaica

JEFFREY HALL
Chief Executive Officer
 Jamaica Producers Group

Chairman,
 Scotia Group Jamaica Limited

SHARON E. DONALDSON
Chief Executive Officer
 General Accident Insurance (Jamaica) Limited

MELANIE SUBRATIE
Chairman
 Stanley Motta Limited

ROGER CAVE
Managing Director
 Fortress Fund Managers

DAMIAN DUNCAN
Chief Executive Officer
 Supreme Ventures Fintech Limited

RICHARD LUCK
Chief Financial Officer
 Unicomer Caribbean Group

SHAREHOLDINGS

Directors shareholdings in the Fund including connected persons as of September 30, 2021 is as follows:

	VALUE FUND		DEVELOPMENT FUND	
	<u>Direct</u>	<u>Connected*</u>	<u>Direct</u>	<u>Connected*</u>
Nicholas A. Scott	269,107	14,754,657	-	511,266
Paul B. Scott	-	16,985,559	-	3,497,865
Melanie M. Subratie	-	17,223,722	-	1,702,401
Sharon E. Donaldson	30,550	14,548,654	-	-
Roger M. Cave	10,000	-	10,000	-
Jeffrey M. Hall	-	-	-	-
Damian J. Duncan	-	-	-	-
Richard A. Luck	-	-	-	-

* Includes connections by virtue of directorships and other affiliations in addition to indirect shareholdings.

The ten largest shareholders of the Fund as at September 30, 2021 are as follows:

VALUE FUND

<u>SHAREHOLDER</u>	<u>SHARES</u>	<u>%</u>
Musson Investments Limited	12,631,514	9.25%
JCSD Trustee Services Ltd - Sigma Equity	10,827,190	7.93%
3119, SJIML A/C	8,858,784	6.49%
ATL Group Pension Fund Trustee Nominee Limited	8,571,786	6.28%
Fortress Caribbean Pension Fund Ltd-AA	5,650,158	4.14%
Massy (Barbados) Ltd	5,000,000	3.66%
Guardian Life Limited	4,387,590	3.21%
Coconut Industry Board	3,548,360	2.60%
NCB Insurance Agency and Fund Managers Ltd WT160	3,087,493	2.26%
NCB Insurance Agency and Fund Managers Ltd WT157	3,087,315	2.26%

DEVELOPMENT FUND

<u>SHAREHOLDER</u>	<u>SHARES</u>	<u>%</u>
Massy (Barbados) Ltd	5,000,000	9.20%
Caribprop Limited	2,821,535	5.19%
Fortress Caribbean Pension Fund Ltd-AA	2,793,954	5.14%
The Bank Of N.T Butterfield & Son Ltd	2,777,833	5.11%
FirstCaribbean Int'l Bank A/C#C1191	2,037,549	3.75%
RBTT Trust Limited - T964C	1,315,710	2.42%
Republic Bank Limited - A/C CT1937	1,250,000	2.30%
Caona Investments Limited	1,175,639	2.16%
CBB Staff Pension (Employer Portfolio)	936,078	1.72%
Republic Bank Limited - A/C #778	897,750	1.65%

CORPORATE INFORMATION

DIRECTORS

Nicholas A. Scott, Chairman
P.B. Scott
Jeffrey Hall
Melanie Subratie
Sharon E. Donaldson
Roger Cave
Damian Duncan
Richard Luck

HEAD OFFICE

First Floor, Carlisle House, Hincks Street
Bridgetown, Barbados

FUND MANAGER

Eppley Fund Managers Limited

INDEPENDENT VALUERS

BCQS International
Property Consultancy Services
David Thwaites and Associates
NAI Jamaica Langford and Brown
Brent Augustus & Associates

INDEPENDENT AUDITORS

Ernst & Young Limited

ATTORNEYS

Clarke Gittens Farmer

BANKERS

CIBC FirstCaribbean International Bank
NCB Capital Markets

Eppley Caribbean Property Fund Limited SCC

Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EPPLEY CARIBBEAN PROPERTY FUND SCC LIMITED

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Eppley Caribbean Property Fund SCC and its subsidiaries ("the Group"), which comprise the consolidated statements of financial position of the Value Fund and the Development Fund as at 30 September 2021, and the consolidated statements of comprehensive income/(loss), consolidated statements of changes in equity and consolidated statements of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Group as at 30 September 2021 and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRSs").

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing ("ISAs"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' (IESBA) International Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current year. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EPPLEY CARIBBEAN PROPERTY FUND SCC LIMITED

Report on the Audit of the Consolidated Financial Statements (Continued)

Key Audit Matters (Continued)

<i>Key audit matter</i>	<i>How our audit addressed the key audit matter</i>
Valuation of investment properties and real estate available for resale	
<p>In the Value Fund approximately 58% of the total assets are investment properties. Investment properties are measured at fair value, as determined by specialists engaged by management.</p> <p>Approximately 67% of the total assets of the Development Fund are real estate available-for-sale. Real estate available-for-sale is measured at the lower of cost and net realizable value.</p>	<p>We assessed the valuation reports prepared on behalf of management to obtain comfort that the methodology and assumptions used in the valuation were reasonable. We involved our EY valuation specialists to assess the appropriateness of valuation models used and conclusions made by management's specialists. We verified the underlying data used by management's specialists. Finally, we assessed the adequacy of disclosures in the consolidated financial statements.</p>

Other information included in the Group's 2021 Annual Report

Other information consists of the information included in the Group's 2021 Annual Report, other than the consolidated financial statements and our auditor's report thereon. Management is responsible for the other information. The Group's 2021 Annual Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EPPLEY CARIBBEAN PROPERTY FUND SCC LIMITED

Report on the Audit of the Consolidated Financial Statements (Continued)

Responsibilities of Management and those charged with governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRSs, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Audit Committee responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EPPLEY CARIBBEAN PROPERTY FUND SCC LIMITED

Report on the Audit of the Consolidated Financial Statements (Continued)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (Continued)

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EPPLEY CARIBBEAN PROPERTY FUND SCC LIMITED

Report on the Audit of the Consolidated Financial Statements (Continued)

Other Legal and Regulatory Requirements

This report is made solely to the Group's shareholders, as a body, in accordance with Section 32 of the Mutual Funds Act of Barbados. Our audit work has been undertaken so that we might state to the Group's shareholders those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law and subject to any enactment or rule of law to the contrary, we do not accept or assume responsibility to anyone other than the Group and the Group's shareholders as a body, for our audit work, for this report, or for the opinion we have formed.

The engagement partner in charge of the audit resulting in this independent auditor's report is Mrs. Lisa Padmore.

Ernst & Young Ltd
Barbados
23 December 2021

Eppley Caribbean Property Fund Limited SCC

Consolidated Statement of Financial Position

As at September 30, 2021

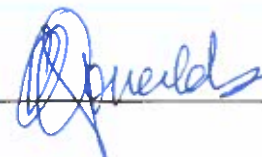
(expressed in Barbados dollars)

	Note	2021 \$	2020 \$
Value Fund			
Assets			
Investment properties	5	73,807,640	62,822,668
Investments in associated companies and joint arrangements	8	31,208,140	17,291,276
Loan receivable	10	3,752,958	3,746,558
Accounts receivable and prepaid expenses	11	999,902	399,268
Due from related parties	17	874,987	754,247
Cash and cash equivalents	9	16,329,159	23,888,930
Total assets		126,972,786	108,902,947
Liabilities			
Loans payable	13	24,465,538	10,580,000
Accounts payable and accrued expenses	12	1,151,243	2,945,649
Security and advance deposits		418,572	317,566
Deferred taxation		162,062	122,363
Taxation payable		83,369	54,622
Total liabilities		26,280,784	14,020,200
Total assets less liabilities		100,692,002	94,882,747
Equity			
Capital and reserves attributable to the Group shareholders			
Share capital	18	92,919,797	93,259,667
Other reserves		1,240,354	(248,774)
Retained earnings		6,531,851	1,840,072
Total shareholders' funds		100,692,002	94,850,965
Non-controlling interests	7	–	31,782
		100,692,002	94,882,747
Net asset value per share	19	\$0.74	\$0.69

The accompanying notes form an integral part of these consolidated financial statements.

Approved by the Board of Directors on 23 December 2021

 Director

 Director

Eppley Caribbean Property Fund Limited SCC

Consolidated Statement of Financial Position (*continued*)

As at September 30, 2021

(expressed in Barbados dollars)

	Note	2021 \$	2020 \$
Development Fund			
Assets			
Real estate available for re-sale	6	13,346,438	12,777,273
Investments in associated companies and joint arrangements	8	4,480,817	4,809,454
Accounts receivable and prepaid expenses	11	419,523	476,155
Cash and cash equivalents	9	1,579,916	1,691,546
Total assets		19,826,694	19,754,428
Liabilities			
Accounts payable and accrued expenses	12	94,967	190,110
Security and advance deposits		52,375	37,750
Due to related parties	17	390,741	415,565
Total liabilities		538,083	643,425
Total assets less liabilities		19,288,611	19,111,003
Equity			
Capital and reserves attributable to the Group shareholders			
Share capital	18	28,626,291	28,626,291
Retained deficit		(9,337,680)	(9,515,288)
Total shareholders' funds		19,288,611	19,111,003
Net asset value per share	19	\$0.35	\$0.35

The accompanying notes form an integral part of these consolidated financial statements.

Approved by the Board of Directors on 23 December 2021



Director



Director

Eppley Caribbean Property Fund Limited SCC

Consolidated Statement of Changes in Equity

For the year ended September 30, 2021

(expressed in Barbados dollars)

	Attributable to Fund shareholders				Total \$
	Share capital \$	Other reserves \$	Retained earnings \$	Non- controlling interests \$	
Value Fund					
Balance at September 30, 2019	83,128,128	(79,327)	5,039,725	32,480	88,121,006
Dividends declared 2.4 cents and 1.8 cents per share (note 14)	—	—	(5,122,644)	—	(5,122,644)
Issuance of shares (note 18)	10,689,600	—	—	—	10,689,600
Shares issue costs (note 18)	(129,008)	—	—	—	(129,008)
Repurchase of issued shares	(429,053)	—	31,906	—	(397,147)
Translation reserves	—	(169,447)	—	—	(169,447)
Total comprehensive income/(loss) for the year	—	—	1,891,085	(698)	1,890,387
Balance at September 30, 2020	93,259,667	(248,774)	1,840,072	31,782	94,882,747
Dividends declared 0.008 cents per share (note 14)	—	—	(1,093,313)	—	(1,093,313)
Repurchase of issued shares	(339,870)	—	38,677	—	(301,193)
Translation reserves	—	1,489,128	—	—	1,489,128
Disposal of a subsidiary	—	—	—	(41,039)	(41,039)
Total comprehensive income for the year	—	—	5,746,415	9,257	5,755,672
Balance at September 30, 2021	92,919,797	1,240,354	6,531,851	—	100,692,002

The accompanying notes form an integral part of these consolidated financial statements.

Eppley Caribbean Property Fund Limited SCC

Consolidated Statement of Changes in Equity...continued

For the year ended September 30, 2021

(expressed in Barbados dollars)

	Attributable to Fund shareholders		
	Share capital \$	Retained earnings \$	Total \$
Development Fund			
Balance at September 30, 2019	28,626,291	(8,180,931)	20,445,360
Total comprehensive loss for the year	—	(1,334,357)	(1,334,357)
Balance at September 30, 2020	28,626,291	(9,515,288)	19,111,003
Total comprehensive income for the year	—	177,608	177,608
Balance at September 30, 2021	28,626,291	(9,337,680)	19,288,611

The accompanying notes form an integral part of these consolidated financial statements.

Eppley Caribbean Property Fund Limited SCC

Consolidated Statement of Comprehensive Income/(Loss)

For the year ended September 30, 2021

(expressed in Barbados dollars)

	Note	2021 \$	2020 \$
Value Fund			
Revenue			
Net rental income	15	4,002,628	2,945,551
Fair value gains on investment property	5	941,410	3,410,549
Share of profit/(loss) of investments accounted for using the equity method	8	3,518,530	(2,533,627)
Interest income		703,549	761,194
Other income		23,595	666
Total investment income		9,189,712	4,584,333
Expenses			
Interest expense		1,042,819	478,827
Fund management fees	17	722,534	652,643
Investment advisor fees	17	722,534	652,643
Professional fees		611,166	422,560
Directors and subcommittee fees	17	3,320	3,200
Office and administrative expenses		22,282	62,173
Impairment charge on receivables	11	3,572	57,676
Net foreign exchange loss		46,329	201,410
Operating expenditure		3,174,556	2,531,132
Profit before tax		6,015,156	2,053,201
Taxation		(259,484)	(162,814)
Net profit for the year		5,755,672	1,890,387
Other comprehensive income:			
<i>Items that will not be reclassified to profit or loss</i>			
Exchange differences on translation of foreign operations		1,489,128	(169,447)
Total comprehensive income for the year		7,244,800	1,720,940
Attributable to:			
Cellular property fund shareholders		5,746,415	1,891,085
Non– controlling interests	7	9,257	(698)
Total comprehensive income for the year		5,755,672	1,890,387
Earnings per share – basic and diluted	19	\$0.04	\$0.02

The accompanying notes form an integral part of these consolidated financial statements.

Eppley Caribbean Property Fund Limited SCC

Consolidated Statement of Comprehensive Income/(Loss).....continued

For the year ended September 30, 2021

(expressed in Barbados dollars)

	Note	2021 \$	2020 \$
Development Fund			
Revenue			
Share of loss of investments accounted for using the equity method	8	(40,637)	(42,464)
Total investment income		(40,637)	(42,464)
Expenses			
Fair value (gain)/loss on real estate available for re-sale	6	(569,165)	600,926
Net carrying costs of real estate available for re-sale	16	115,780	175,268
Professional fees		77,764	358,785
Fund management fees	17	76,640	76,202
Investment advisor fees	17	76,640	76,202
Directors and subcommittee fees	17	680	800
Office and administrative expenses		3,416	3,710
Operating (income)/expenditure		(218,245)	1,291,893
Net income/(loss) for the year		177,608	(1,334,357)
Attributable to:			
Cellular property fund shareholders		177,608	(1,334,357)
Total comprehensive income/(loss) for the year		177,608	(1,334,357)
Profit/(loss) per share – basic and diluted	19	\$0.00	\$(0.02)

The accompanying notes form an integral part of these consolidated financial statements.

Eppley Caribbean Property Fund Limited SCC

Consolidated Statement of Cash Flows

For the year ended September 30, 2021

(expressed in Barbados dollars)

	Notes	2021 \$	2020 \$
Value Fund			
Cash flows from operating activities			
Total comprehensive income for the year		6,015,156	2,053,201
Adjustments for:			
Fair value gains on investment property	5	(941,410)	(3,410,549)
Net foreign exchange loss		46,329	201,410
Share of (gains)/loss of investments accounted for using the equity method	8	(3,518,530)	2,533,627
Depreciation		2,058	2,024
Interest income		(703,549)	(761,194)
Interest expense		1,042,819	478,827
Operating income before working capital changes		1,942,873	1,097,346
Net (increase)/ decrease in accounts receivable and prepaid expenses		(499,597)	84,788
Increase in loans receivable		—	(3,746,558)
(Decrease)/ Increase in accounts payable and accrued expenses		(1,529,827)	236,730
Increase/(decrease) in security and advance deposits		169,027	(5,198)
Net increase in due to/from related parties		(166,307)	(183,299)
Additions to investment properties	5	(9,176,791)	(9,670,782)
Decrease in marketable securities		—	4,000,000
Cash used in operations		(9,260,622)	(8,186,973)
Interest received		697,149	761,194
Interest paid		(959,233)	(479,203)
Tax paid		(198,731)	(34,358)
Net cash used in operating activities		(9,721,437)	(7,939,340)
Cash flows from investing activities			
Investment in associated companies	8	(11,200,000)	—
Distributions from associated companies	8	942,243	1,409,987
Net cash (used in)/generated from investing activities		(10,257,757)	1,409,987
Cash flows from financing activities			
Net proceeds from issuance of shares		—	(129,008)
Shares repurchased		(301,193)	(397,147)
Distributions to non-controlling interests		(41,039)	—
Dividends paid	14	(1,093,313)	(2,932,359)
Loans received	13	13,847,607	—
Loans repaid		—	(147,625)
Net cash generated from/(used in) financing activities		12,412,062	(3,606,139)
Net decrease in cash and cash equivalents		(7,567,132)	(10,135,492)
Effects of foreign exchange rates changes on cash and cash equivalents		7,361	(197,325)
Cash and cash equivalents – beginning of year		23,888,930	34,221,747
Cash and cash equivalents – end of year	9	16,329,159	23,888,930

The accompanying notes form an integral part of these consolidated financial statements.

Eppley Caribbean Property Fund Limited SCC

Consolidated Statement of Cash Flows...continued

For the year ended September 30, 2021

(expressed in Barbados dollars)

	Notes	2021 \$	2020 \$
Development Fund			
Cash flows from operating activities			
Total comprehensive income/(loss) for the year		177,608	(1,334,357)
Adjustments for:			
Share of loss of investments accounted for using the equity method	8	40,637	42,464
Fair value gain/(impairment loss) on real estate available for re-sale	6	(569,165)	600,926
Operating loss before working capital changes		(350,920)	(690,967)
Decrease/(increase) in accounts receivable and prepaid expenses		56,632	(37,034)
(Decrease)/increase in accounts payable and accrued expenses		(95,143)	22,392
Increase/(decrease) in security and advance deposits		14,625	(243,373)
Net increase/(decrease) in due to/from related parties		(24,824)	78,358
Cash used in operations		(399,630)	(870,624)
Net cash used in operating activities		(399,630)	(870,624)
Cash flows from investing activities			
Distributions from associated companies	8	288,000	—
Net cash generated by investing activities		288,000	—
Net decrease in cash and cash equivalents		(111,630)	(870,624)
Cash and cash equivalents – beginning of year		1,691,546	2,562,170
Cash and cash equivalents – end of year	9	1,579,916	1,691,546

The accompanying notes form an integral part of these consolidated financial statements.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

1 Incorporation and principal activities

Eppley Caribbean Property Fund Limited SCC (formerly Fortress Caribbean Property Fund Limited SCC) (the Group) was incorporated on May 7, 1999 and is registered under the Mutual Funds Act of Barbados as an authorised mutual fund. The Group is a closed end fund. It commenced operations on August 20, 1999. These consolidated financial statements include the results of the Group and its subsidiaries (“the Group”).

Eppley Fund Managers Limited, a mutual fund administrator licensed under the Mutual Funds Act, Barbados, acquired the common shares of the Group which were previously held by Fortress Fund Managers and Alleyne, Aguilar & Altman Limited. The effective date of the transaction was May 4, 2018. Following the completion of the sale, the name of the Group was changed to Eppley Caribbean Property Fund Limited SCC.

On September 24, 2013, at a special meeting of the shareholders of the Class “A” shares, the proposal to divide the Group into a segregated cell company was approved. As a result, effective October 1, 2013, the Group was converted to a segregated cell company, Fortress Caribbean Property Fund Limited SCC (“the Group”). The Group is divided into two cells, Fortress Caribbean Property Fund – Value Fund (“the Value Fund”) and Fortress Caribbean Property Fund – Development Fund (“the Development Fund”). As at October 1, 2013 each share previously owned by the Class “A” shareholders has been replaced by one share in the Value Fund and one share in the Development Fund.

The split of the Group into the two cells is reflected on the Barbados Stock Exchange, the Company’s primary exchange listing. The Group’s shares are also traded on the Jamaica Stock Exchange and the Trinidad and Tobago Stock Exchange. Each share trades independently.

The Group maintains its registered office at 1st Floor, Carlisle House, Hincks Street, Bridgetown, Barbados.

The investment objective of the Value Fund is to produce annual income and long-term capital gains from a diversified portfolio of income producing properties in the Caribbean. It is expected that the Value Fund will pay out a minimum of 75% of its available distributable profits annually.

The investment objective of the Development Fund is to realize value in the medium term on its portfolio of development properties in the Caribbean and return capital to shareholders. It is not expected that the Development Fund will pay a regular dividend.

These consolidated financial statements have been authorised for issue by the Board of Directors on December 23, 2021.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

a) Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRS”) and IFRS Interpretations Committee (IFRS IC) promulgated by the International Accounting Standards Board (IASB), applicable to companies reporting under IFRS. The consolidated financial statements have been prepared in accordance with the historical cost convention, as modified by the revaluation of certain financial assets held at fair value through profit or loss and investment properties which are carried at fair value.

The preparation of consolidated financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies. Although these estimates are based on management’s best knowledge of current events and conditions, actual results could differ from these estimates. The areas involving a higher degree of judgement on complexity, or areas where assumptions and estimates are significant to the consolidated financial assets are disclosed in note 3.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

New and amended standards adopted by the Group

Certain new accounting standards, interpretations and amendments to existing standards have been published that became effective during the current financial year. The Group has assessed the relevance of all such new standards, interpretations and amendments and has adopted the following which are relevant to its operations:

- **Interest Rate Benchmark Reform – Amendments to IFRS 9, IAS 39 and IFRS 7** (Effective for annual periods beginning on or after 1 January 2021). In September 2019, the IASB issued amendments to IFRS 9, IAS 39 Financial Instruments: Recognition and Measurement and IFRS 7 Financial Instruments: Disclosures, which concludes phase one of its work to respond to the effects of Interbank Offered Rates (IBOR) reform on financial reporting. The amendments provide temporary reliefs which enable hedge accounting to continue during the period of uncertainty before the replacement of an existing interest rate benchmark with an alternative nearly risk-free interest rate (an RFR).
- **Definition of Material – Amendments to IAS 1 and IAS 8.** In October 2018, the IASB issued amendments to IAS 1 Presentation of Financial Statements and IAS 8 to align the definition of ‘material’ across the standards and to clarify certain aspects of the definition. The new definition states that, ‘Information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity.’

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

a) Basis of preparation...continued

New and amended standards adopted by the Group...continued

- **The Conceptual Framework for Financial Reporting.** The revised Conceptual Framework for Financial Reporting (the Conceptual Framework) is not a standard, and none of the concepts override those in any standard or any requirements in a standard. The purpose of the Conceptual Framework is to assist the Board in developing standards, to help preparers develop consistent accounting policies if there is no applicable standard in place and to assist all parties to understand and interpret the standards. The Conceptual Framework includes some new concepts, provides updated definitions and recognition criteria for assets and liabilities and clarifies some important concepts.

There was no impact from the adoption of these amendments.

Standards, amendments and interpretations that are issued but not yet effective which may be relevant for the Group's operations

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning on or after January 1, 2020 and have not been applied in preparing these consolidated financial statements. None of these are expected to have a significant effect on the consolidated financial statements of the Company except the following:

- **Interest Rate Benchmark Reform – Phase 2 – Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16** (Effective for annual periods beginning on or after 1 January 2021). In August 2020, the IASB published Interest Rate Benchmark Reform – Phase 2, Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16. With publication of the phase two amendments, the IASB has completed its work in response to IBOR reform. The amendments provide temporary reliefs which address the financial reporting effects when an interbank offered rate (IBOR) is replaced with an alternative nearly risk-free interest rate (RFR). The amendments are mandatory, with earlier application permitted.
- **Covid-19-Related Rent Concessions beyond 30 June 2021 – Amendments to IFRS 16** (Effective for annual periods beginning on or after 1 April 2021). In March 2021, the Board amended the conditions of the practical expedient in IFRS 16 that provides relief to lessees from applying the IFRS 16 guidance on lease modifications to rent concessions arising as a direct consequence of the Covid-19 pandemic. As a practical expedient, a lessee may elect not to assess whether a Covid-19 related rent concession from a lessor is a lease modification.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

a) Basis of preparation...continued

Standards, amendments and interpretations that are issued but not yet effective which may be relevant for the Group's operations...continued

- **Covid-19-Related Rent Concessions beyond 30 June 2021 – Amendments to IFRS 16**
...continued

A lessee that makes this election accounts for any change in lease payments resulting from the Covid-19 related rent concession the same way it would account for the change under IFRS 16, if the change were not a lease modification. The amendment to IFRS 16 will provide relief to lessees for accounting for rent concessions from lessors specifically arising from the Covid-19 pandemic. While lessees that elect to apply the practical expedient do not need to assess whether a concession constitutes a modification, lessees still need to evaluate the appropriate accounting for each concession as the terms of the concession granted may vary.

- **Reference to the Conceptual Framework – Amendments to IFRS 3** (Effective for annual periods beginning on or after 1 January 2022). In May 2020, the IASB issued Amendments to IFRS 3 Business Combinations – Reference to the Conceptual Framework. The amendments must be applied prospectively. Earlier application is permitted if, at the same time or earlier, an entity also applies all of the amendments contained in the Amendments to References to the Conceptual Framework in IFRS Standards (March 2018). The amendments are intended to update a reference to the Conceptual Framework without significantly changing requirements of IFRS 3. The amendments will promote consistency in financial reporting and avoid potential confusion from having more than one version of the Conceptual Framework in use.
- **Property, Plant and Equipment: Proceeds before Intended Use – Amendments to IAS 16** (Effective for annual periods beginning on or after 1 January 2022). The amendment prohibits entities from deducting from the cost of an item of property, plant and equipment (PP&E), any proceeds of the sale of items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognises the proceeds from selling such items, and the costs of producing those items, in profit or loss. The amendment must be applied retrospectively only to items of PP&E made available for use on or after the beginning of the earliest period presented when the entity first applies the amendment.
- **Onerous Contracts – Costs of Fulfilling a Contract – Amendments to IAS 37** (Effective for annual periods beginning on or after 1 January 2022). In May 2020, the IASB issued amendments to IAS 37 Provisions, Contingent Liabilities and Contingent Assets to specify which costs an entity needs to include when assessing whether a contract is onerous or loss-making. The amendments are intended to provide clarity and help ensure consistent application of the standard. Entities that previously applied the incremental cost approach will see provisions increase to reflect the inclusion of costs related directly to contract activities, whilst entities that previously recognised contract loss provisions using the guidance from the former standard, IAS 11 Construction Contracts, will be required to exclude the allocation of indirect overheads from their provisions.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

a) Basis of preparation...continued

Standards, amendments and interpretations that are issued but not yet effective which may be relevant for the Group's operations...continued

- **Sale or Contribution of Assets between an Investor and its Associate or Joint Venture – Amendments to IFRS 10 and IAS 28.** In December 2015, the IASB decided to defer the effective date of the amendments until such time as it has finalised any amendments that result from its research project on the equity method. Early application of the amendments is still permitted. The amendments are intended to eliminate diversity in practice and give preparers a consistent set of principles to apply for such transactions. However, the application of the definition of a business is judgemental and entities need to consider the definition carefully in such transactions. The amendments must be applied prospectively. Early application is permitted and must be disclosed.
- **Classification of Liabilities as Current or Noncurrent – Amendments to IAS 1** (Effective for annual periods beginning on or after 1 January 2023). In January 2020, the Board issued amendments to paragraphs 69 to 76 of IAS 1 Presentation of Financial Statements to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:
 - What is meant by a right to defer settlement
 - That a right to defer must exist at the end of the reporting period
 - That classification is unaffected by the likelihood that an entity will exercise its deferral right
 - That only if an embedded derivative in a convertible liability is itself an equity instrument, would the terms of a liability not impact its classification
- **Disclosure of Accounting Policies – Amendments to IAS 1 and IFRS Practice Statement 2** (Effective for annual periods beginning on or after 1 January 2023). In February 2021, the Board issued amendments to IAS 1 and IFRS Practice Statement 2 Making Materiality Judgements (the PS), in which it provides guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by:
 - Replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies, and
 - Adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

a) Basis of preparation...continued

Standards, amendments and interpretations that are issued but not yet effective which may be relevant for the Group's operations...continued

- **Definition of Accounting Estimates – Amendments to IAS 8.** (Effective for annual periods beginning on or after 1 January 2023). In February 2021, the Board issued amendments to IAS 8, in which it introduces a new definition of 'accounting estimates'. The amended standard clarifies that the effects on an accounting estimate of a change in an input or a change in a measurement technique are changes in accounting estimates if they do not result from the correction of prior period errors. Also, they clarify how entities use measurement techniques and inputs to develop accounting estimates.
- **Deferred Tax related to Assets and Liabilities arising from a Single Transaction – Amendments to IAS 12** (Effective for annual periods beginning on or after 1 January 2023). In May 2021, the Board issued amendments to IAS 12, which narrow the scope of the initial recognition exception under IAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

There are no other IFRS or IFRIC interpretations that are not yet effective that would be expected to have a material impact on the Group.

b) Consolidation

i) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

Inter-company transactions, balances, and unrealised gains on transactions between the Group and its subsidiaries are eliminated. Unrealised losses are also eliminated. When necessary amounts reported by subsidiaries have been adjusted to conform to the Group's accounting policies.

The Group's subsidiary holdings are set out below:

	2021	2020
Value Fund		
BET Building Joint Venture	—	57%
Retirement Road Holdings Limited	100%	100%
Alamac Property	100%	100%
ECPF Property Holdings (Trinidad) Limited	100%	—
Development Fund		
Fortress (St. Lucia) Limited	100%	100%
JK Holdings Limited	100%	100%

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

b) Consolidation...continued

i) Subsidiaries...continued

Changes in ownership interests in subsidiaries without change of control

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions – that is, as transactions with the owners in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

Disposal of subsidiaries

When the Group ceases to have control of retained interest in the entity it is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

ii) Associates

Associated undertakings and joint ventures are entities in which the Group has significant influence but not control, generally accompanying a shareholding or interest of between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting. Under the equity method, the investment is initially recognised at cost, and the carrying amount is increased or decreased to recognise the investor's share of the profit or loss of the investee after the date of acquisition.

The Group's share of post-acquisition profit or loss is recognised in the consolidated statement of comprehensive income, and its share of post-acquisition movements in other comprehensive income is recognised in other comprehensive income with a corresponding adjustment to the carrying amount of the investment.

When the Group's share of losses in an associate equal or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the associate.

The Group determines at each reporting date whether there is any objective evidence that the investment in the associate is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognises the amount adjacent to 'share of profit/(loss) of associates' in the consolidated statement of comprehensive income.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

b) Consolidation...continued

ii) Associates...continued

The Group's associate holdings are set out below:

	2021	2020
Development Fund		
Contonou Shores Ltd.	35%	35%
Rockley Development Limited	50%	50%
Canouan CS&F Investments Limited	35%	35%

iii) Joint arrangements

The Group has applied IFRS 11 to all joint arrangements as of October 1, 2013. Under IFRS 11 investments in joint arrangements are classified as either joint operations or joint ventures depending on the contractual rights and obligations each investor. The Group has assessed the nature of its joint arrangements and has determined to have both joint ventures and joint operations.

Joint ventures are accounted for using the equity method. Under the equity method of accounting, interests in joint ventures are initially recognised at cost and adjusted thereafter to recognise the group's share of the post-acquisition profits or losses and movements in other comprehensive income.

When the Group's share of losses in a joint venture equals or exceeds its interests in the joint ventures (which includes any long-term interests that, in substance, form part of the group's net investment in the joint ventures), the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the joint ventures. Unrealised gains on transactions between the Group and its joint ventures are eliminated to the extent of the group's interest in the joint ventures. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

Joint operations arise where the investors have rights to the assets and obligations for the liabilities of an arrangement. The Group accounts for its share of the assets, liabilities, revenue and expenses of the joint operation.

The Group's joint arrangement holdings are set out as below:

	2021	2020
Value Fund		
Joint ventures		
The Sunset Joint Venture	24%	24%
The CS&C Joint Venture – account 1	36%	36%
Emerald City Trust	30%	30%
Mall Plaza	40%	—
693STR Limited	50%	—

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

b) Consolidation...continued

iii) Joint arrangements...continued

	2021	2020
Development Fund		
Joint ventures		
The CS&C Joint Venture – account 2	36%	36%
Joint operations		
Rockley Joint Venture	50%	50%

Following the split of the Company on October 1, 2013, into a segregated cell company, the assets of the joint arrangements were allocated to each cell based on the investment objective of each cell as well as the characteristics of the underlying properties of the arrangements. As a result, certain properties within the CS&C Joint Venture were split between the Value Fund and the Development Fund. Together both cells own 36% of the CS&C Joint Venture.

iv) Business Combinations

The Group has applied IFRS 3 to all Business Combinations. Acquisitions are accounted for using the ‘purchase method’ of accounting. The cost of an acquisition is representative of the cash paid along with the fair value of other assets given, equity instruments issued and liabilities incurred or assumed. Any deferred contingent consideration is recognised at fair value at the acquisition date. In applying the acquisition method, the Group identifies the acquirer, determines the acquisition date, recognises and measures the identifiable assets acquired, the liabilities assumed and any non-controlling interest in the acquiree and recognises and measures goodwill or a gain from a bargain purchase.

c) Foreign currency translation

Functional and presentation currency

Items included in the consolidated financial statements of the Group, its subsidiary and associated companies are measured using the currency of the primary economic environment in which the entities operate (“the functional currency”). The consolidated financial statements are presented in Barbados dollars which is the functional and presentation currency of the Group. As such, subsidiaries denominated in another currency are translated to Barbados dollars. This therefore gives rise to a translation difference on consolidation. This is reflected in the *Other Comprehensive Income* of the Group.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rate prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated statement of comprehensive income.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

c) Foreign currency translation...continued

Transactions and balances...continued

Translation differences on non-monetary financial assets such as equities held at fair value through profit or loss are recognised in the consolidated statement of comprehensive income as part of the fair value gain and loss.

d) Investment and other financial assets

(i) *Classification*

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value through profit or loss (FVPL), and
- those to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. The Group can also elect on adoption of IFRS 9, to select the fair value option to eliminate an accounting mismatch. For assets measured at fair value, gains and losses will be recorded in profit or loss. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through profit or loss.

(ii) *Recognition and derecognition*

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

(iii) *Measurement*

At initial recognition, the Group measures a financial asset at its fair value plus transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss. Financial assets held in order to collect contractual cash flows and give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding are measured at amortised cost.

Equity instruments

The Group subsequently measures all equity investments at fair value through profit or loss.

Dividends from such investments continue to be recognised in profit or loss as other income when the Group's right to receive payments is established. Changes in the fair value of financial assets at FVPL are recognised in other gains/(losses) in the statement of profit or loss as applicable.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

d) Investment and other financial assets...continued

(vi) Impairment

The Group holds repurchase agreements and other receivables with no financing component and which have maturities of less than 12 months at amortised cost and, as such, has chosen to apply an approach similar to the simplified approach for expected credit losses (ECL) under IFRS 9. Therefore the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date.

The Group's approach to ECLs reflects a probability –weighted outcome, the time value of money and reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions.

e) Accounting for leases

As lessee

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group. Assets and liabilities arising from a lease are initially measured on a present value basis.

Lease liabilities include the net present value of the fixed payments (including in-substance fixed payments). The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be determined, the lessee's incremental borrowing rate is used, being the rate that the lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions. To determine the incremental borrowing rate, the Group uses recent third-party financing received by the individual lessee as a starting point. The lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease period to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Right-of-use asset is measured at cost comprising the following:

- The amount of the initial measurement of lease liability
- Any lease payments made at or before the commencement date less any lease incentives received
- Any initial direct costs, and
- Restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

As lessor

When assets are sold under a finance lease, the present value of the lease payments is recognised as a receivable. The difference between the gross receivable and the present value of the receivable is recognised as unearned income. Lease income is recognised over the term of the lease to reflect a constant periodic rate of return.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

f) Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the companies in the Group, is classified as investment property. Investment property also includes property that is being constructed or developed for future use as investment property.

Investment properties are treated as long-term investments. Investment property is initially measured at its cost including related transaction costs. After initial recognition investment property is carried at fair value. Fair value is determined semi-annually or annually by professional independent valuers. The professional valuers hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. The valuations form the basis for the carrying amounts in the consolidated financial statements.

Investment properties are not subject to depreciation. Changes in the fair value of investment property are recorded in the consolidated statement of comprehensive income. Changes in the fair value of investment property related to foreign currency translation are also recognised in the consolidated statement of comprehensive income.

On disposal of an investment property, the difference between the net disposal proceeds and the carrying amount is charged or credited to the consolidated statement of comprehensive income. If investment property is reclassified as real estate available for re-sale, its fair value at the date of reclassification becomes its cost for accounting purposes.

If real estate available for re-sale is transferred to investment property, any difference resulting between the carrying value and the fair value of this item at the date of transfer is recognised in the consolidated statement of comprehensive income.

g) Real estate available for re-sale

Properties that are being held for future sale or in the process of construction or development for such sale are classified as real estate available for re-sale and are carried at the lower of cost or net realisable value. Subsequent costs are included in the properties' carrying value.

Net realisable value is the estimated selling price in the ordinary course of business less costs to complete redevelopment and selling expenses. The carrying value is immediately written down to its recoverable amount if its carrying value is assessed to be greater than the estimated recoverable amount.

Gains and losses realised on the sale of real estate are included in the consolidated statement of comprehensive income at the time of sale.

h) Cash and cash equivalents

Cash equivalents are short term, highly liquid investments, with original maturities of three months or less that are readily convertible to known amounts of cash which are subject to insignificant changes in value.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

i) Accounts receivable

Accounts receivable are amounts due from customers for services performed in the ordinary course of business. These are treated in the manner as financial assets above in note 2(d).

j) Accounts payable and accrued expenses

Accounts payable and accrued expenses are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable and accrued expenses are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

k) Share capital

The Group's two classes of cellular shares, the Value Fund shares and the Development Fund shares are classified as equity.

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction from the proceeds, net of tax. Incremental costs directly attributable to the issue of new ordinary shares or options, or for the acquisition of a business, are included in the cost of acquisition as part of the purchase consideration.

Where the Group re-purchases its own shares (treasury shares), the consideration paid, including any directly attributable incremental costs (net of income taxes) is deducted from equity attributable to the Group's equity holders until the cellular shares are cancelled, re-issued or disposed of. The Group's policy is not to keep shares in treasury, but, rather, to cancel them once repurchased.

l) Net asset value per share and earnings per share

The net asset value per share is calculated by dividing the net assets of each segregated cell by the number of outstanding cellular shares.

Earnings per share is calculated by dividing the net profit attributable to the cellular shareholders by the weighted average number of shares outstanding during the period. For the purpose of calculating diluted earnings per share, the weighted average number of shares is adjusted for the effects of all dilutive potential cellular shares.

m) Dividends payable

Dividend distributions on the Group's shares are recorded in the period during which the dividend declaration has been approved by the Board of Directors.

n) Revenue from contracts with customers

Revenue earned by the Group is mainly rental income and is measured based on the consideration specified in a contract with a customer and excludes amounts collected on behalf of third parties.

The Group recognizes revenue when it transfers control over the rental space, being when the tenant takes up occupancy. This represents the time when delivery is deemed to have taken place as the Group has objective evidence that all criteria for acceptance have been satisfied, upon the signing of the contract by the tenant.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

n) Revenue from contracts with customers...continued

The signing of the contract by all concerned parties as well as making rental space available for the tenant represents the fulfilment of the performance obligation. contracts usually specify that the due dates of rental payments are on a monthly basis. Revenue from rental income is henceforth recognized accordingly, on an accrual basis.

The Group does not expect to have any contracts where the period between the transfer of the promised goods or service to the customer and payment by the customer exceeds one year. Consequently, the Company does not adjust any of the transaction prices for the time value of money.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit impaired financial assets, the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance). Interest income is presented as finance income where it is earned from financial assets that are held for cash management purposes. Any other interest income is included in other income.

o) Taxation

The Group is licensed as an authorised mutual fund under the Mutual Funds Act, 2002–22 of Barbados. The Directors have resolved that all of the net comprehensive income of the Group is attributable to the Group's cellular shareholders.

In calculating the assessable income of the Group for tax purposes, the Act provides for a deduction of up to 100% of the income that is designated to be the income of the Group shareholders. However, some subsidiaries of the Group are subjected to taxation. Taxation on the profit or loss for the year comprises current and deferred tax. Current and deferred taxes are recognised as income tax expense or benefit in the statement of comprehensive income, except where they relate to items recorded in shareholders' equity, in which case they are charged or credited to equity.

(i) Current taxation

Current tax is the expected taxation payable on the taxable income for the year, using tax rates enacted at year end, and any adjustment to tax payable and tax losses in respect of the previous years.

(ii) Deferred income taxes

Deferred tax liabilities are recognised for temporary differences between the carrying amounts of assets and liabilities and their amounts as measured for tax purposes, which will result in taxable amounts in future periods. Deferred tax assets are recognised for temporary differences which will result in deductible amounts in future periods, but only to the extent it is probable that sufficient taxable profits will be available against which these differences can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the asset will be realised or the liability will be settled based on enacted rates.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

2 Summary of significant accounting policies...continued

p) Expenses

Expenses are accounted for on an accrual basis. Expenses are charged to the consolidated statement of comprehensive income. In addition to the management fees and administration expenses, the Group is responsible for the payment of all direct expenses relating to its operations such as audit, legal and professional fees.

q) Management and advisor fees

Eppley Fund Managers Limited serves as manager and registrar of the Group, effective. As a result of providing investment advisory, management and registrar services, Eppley Fund Managers Limited receives a management fee based on the average net asset value of the Group, calculated monthly and payable in arrears, at the rate of 0.75% per annum of the net asset value of the Value Fund and 0.375% per annum of the net asset value of the Development Fund. The manager receives a progress fee of 2% of the net proceeds of any non-income generating property sold or leased at fair market value within the Development Fund.

r) Loans payable

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the consolidated statement of comprehensive income over the period of the borrowings using the effective interest method.

s) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting used by the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Board of Directors who makes the strategic decisions. The Board of Directors is responsible for the Group's entire portfolio and considers the business to have a single operating segment. The asset allocation decisions are based on a single, integrated investment strategy, and the Group's performance is evaluated on an overall basis.

t) Security and advance deposits

The Group obtains deposits from tenants as a guarantee for returning the property at the end of the lease term in a specified good condition or for the lease payments for a period ranging from 1 to 12 months. Such deposits are treated as financial liabilities in accordance with IFRS 9 and they are initially recognised at fair value. The deposit is subsequently measured at amortised cost.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

3 Critical accounting estimates and assumptions

Management makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities are outlined below.

The estimates and assumptions that have a significant risk of causing material adjustment to the carrying value of assets and liabilities within the next financial year relate to the valuation of investment property and real estate held for re-sale. The fair value of these properties are determined annually by an independent professional valuer. Significant estimates and judgements in the estimation of values are disclosed in notes 5 and 6.

4 Financial risk management

The Group's activities expose it to a variety of financial risks: market risk (which includes price risk and interest rate risk), credit risk and liquidity risk. The risk management policies employed by the Group to manage these risks are discussed below.

The Group's overall risk management programme seeks to maximise the returns derived for the level of risk to which the Group is exposed and seeks to minimise the potential adverse effect on the Group's financial performance.

The risk management policies employed by the Group to manage these risks are discussed below.

The management of these risks is carried out by the Investment Manager under policies approved by the Board of Directors. The Board provides written principles for overall risk management, as well as written policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk, the use of derivative financial instruments and non-derivative financial instruments and the investment of excess liquidity.

Market risk

i) Price risk

The Group is exposed to market price risk arising primarily from the changes in equity prices. At September 30, 2021 and 2020, the Group has no exposure to market price risk.

ii) Cash flows and fair value interest rate risk

The Group's interest rate risk arises from long-term borrowings. Borrowings issued at variable rates expose the Group to cash flow interest rate risk. Borrowings issued at fixed rates expose the Group to fair value interest rate risk. The Group holds the majority of its long term borrowings in fixed rate instruments. The details of the Group's long-term borrowings are included in note 13. Any excess cash and cash equivalents of the Group are invested at short-term market interest rates. The effective yield on cash and cash equivalents is disclosed in note 9.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

4 Financial risk management...continued

Market risk...continued

ii) Cash flows and fair value interest rate risk...continued

The table below summaries the Group's exposure to interest rate risk. It includes the Group's financial assets and liabilities categorised by the earlier of the contractual re-pricing or maturity dates.

	0 – 3 months \$	4 months to 1 year \$	Over 1 year \$	Non-interest bearing \$	Total \$
September 30, 2021					
Value Fund					
Financial assets					
Loan receivable	–	3,740,000	–	12,958	3,752,958
Accounts receivable	–	–	–	741,745	741,745
Due from related parties	–	–	–	874,987	874,987
Cash and cash equivalents	13,874,688	–	–	2,454,471	16,329,159
Total financial assets	13,874,688	3,740,000	–	4,084,161	21,698,849
Financial liabilities					
Loans payable	2,044,352	137,796	22,165,459	117,931	24,465,538
Accounts payable	–	–	–	984,108	984,108
Security and advance deposits	–	–	–	418,572	418,572
Total financial liabilities	2,044,352	137,796	22,165,459	1,520,611	25,868,218
Development Fund					
Financial assets					
Accounts receivable	–	–	–	365,963	365,963
Cash and cash equivalents	–	–	–	1,579,916	1,579,916
Total financial assets	–	–	–	1,945,879	1,945,879
Financial liabilities					
Accounts payable	–	–	–	72,887	72,887
Security and advance deposits	–	–	–	52,375	52,375
Due to related parties	–	–	–	390,741	390,741
Total financial liabilities	–	–	–	516,003	516,003

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

4 Financial risk management ...continued

Market risk ...continued

ii) Cash flows and fair value interest rate risk...continued

	0 – 3 months \$	4 months to 1 year \$	Over 1 year \$	Non-interest bearing \$	Total \$
September 30, 2020					
Value Fund					
Financial assets					
Loan receivable	–	3,740,000	–	6,558	3,746,558
Accounts receivable	–	–	–	274,267	274,267
Due from related parties	–	–	–	754,247	754,247
Cash and cash equivalents	23,888,930	–	–	1,500,094	25,389,024
Total financial assets	23,888,930	–	–	2,535,166	30,164,096
Financial liabilities					
Loans payable	–	–	7,500,000	80,000	10,580,000
Accounts payable	–	–	–	2,752,527	2,752,527
Security and advance deposits	–	–	–	317,566	317,566
Total financial liabilities	–	3,000,000	7,500,000	3,150,093	13,650,093
Development Fund					
Financial assets					
Accounts receivable	–	–	–	422,594	422,594
Cash and cash equivalents	–	–	–	1,691,546	1,691,546
Total financial assets	–	–	–	2,114,140	2,114,140
Financial liabilities					
Accounts payable	–	–	–	163,411	163,411
Security and advance deposits	–	–	–	37,750	37,750
Due to related parties	–	–	–	415,565	415,565
Total financial liabilities	–	–	–	616,726	616,726

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

4 Financial risk management ...continued

Market risk ...continued

ii) Cash flows and fair value interest rate risk...continued

At September 30, 2021, the majority of the Group's financial assets and liabilities are interest bearing. In the prior year, the financial assets were mainly interest bearing and the financial liabilities were mainly non-interest bearing. The Group's long term debt are fixed rate instruments. As a result the Group is not subject to significant amounts of cash flow interest risk due to fluctuation in the prevailing levels of market interest rates.

iii) Foreign currency risk

The majority of the Group's financial assets and liabilities are denominated in the Barbados dollar, US dollar and Jamaican dollar or currencies fixed to the denominations. Its functional currency is however Barbados dollar. Financial assets exposed to currency risk are mainly Jamaican dollar denominated repurchase agreements. Since the Barbados dollar is pegged to the US dollar, there is no currency exposure. The exposure to the Jamaican dollar is also immaterial.

Credit risk

Credit risk is the risk that an issuer or counterparty to a financial instrument will be unable or unwilling to meet a commitment thereby causing a financial loss to the Group.

The maximum exposure of the Group to credit risk is set out in the following table:

	Value Fund \$	Development Fund \$
September 30, 2021		
Loan receivable	3,752,958	—
Accounts receivable	741,745	365,963
Due from related parties	874,987	—
Cash and cash equivalents	16,329,159	1,579,916
Total financial assets	21,698,849	1,945,879
September 30, 2020		
Loan receivable	3,746,558	—
Accounts receivable	274,267	422,594
Due from related parties	754,247	—
Cash and cash equivalents	23,888,930	1,691,546
Total financial assets	28,664,002	2,114,140

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

4 Financial risk management...continued

Credit risk...continued

The loan receivable comprised of a vendor's mortgage held in 693STR Limited, for the purchase of property located at 693 Spanish Town Road, Kingston 11, Jamaica. This property was purchased during the current financial year and serves as the collateral security on the loan.

Accounts receivable comprise mainly of amounts due from the tenants of investment properties. As part of the lease agreements tenants provide a security deposit. The property manager does an assessment of the business of the prospective client to determine its viability and hence its ability to meet the lease commitments.

The Group has no significant individual credit exposure on amounts due from tenants.

The Group's exposure to individual counterparty credit risk on its cash and cash equivalents and short term deposits exceeding 2% of total Fund net assets are set out below:

	Value Fund \$	Development Fund \$
September 30, 2021		
CIBC FirstCaribbean International Bank (not rated)	900,768	1,579,916
Republic Bank Barbados Limited	779,566	—
NCB Capital Markets Limited	5,157,631	—
NCB Merchant Bank (TT) Limited	2,689,168	—
National Commercial Bank (not rated)	774,137	—
JMMB Bank (Jamaica) Limited	4,754,545	—
Jamaica Money Market Brokers Limited	1,273,344	—
	16,329,159	1,579,916
September 30, 2020		
CIBC FirstCaribbean International Bank (not rated)	983,318	1,691,546
Republic Bank Barbados Limited	832,769	—
NCB Capital Markets Limited	12,799,895	—
National Commercial Bank (not rated)	516,776	—
JMMB Bank (Jamaica) Limited	4,654,040	—
Jamaica Money Market Brokers Limited	4,102,132	—
	23,888,930	1,691,546

The Group's past due or impaired financial assets are disclosed in note 11.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

4 Financial risk management...continued

Liquidity risk

Prudent liquidity management implies maintaining sufficient cash and ensuring the availability of funding through an adequate amount of committed credit facilities to meet the obligations of the Group.

The table below analyses the Group's financial assets and liabilities into relevant maturity groupings based on the remaining period at the balance sheet date to the contractual maturity date. The amounts disclosed in the table below are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying amount, as the impact of discounting is not significant.

	0 – 3 months \$	4 months to 1 year \$	1 – 5 years \$	Over 5 years \$	No stated maturity \$	Total \$
Value Fund						
September 30, 2021						
Assets						
Loan receivable	81,358	3,964,400	–	–	–	4,045,758
Accounts receivable	627,347	114,398	–	–	–	741,745
Due from related parties	–	–	–	–	874,987	874,987
Cash and cash equivalents	16,329,159	–	–	–	–	16,329,159
Total financial assets	17,037,864	4,078,798	–	–	874,987	21,991,649
Liabilities						
Loans payable	2,491,608	1,113,684	19,572,938	7,197,797	–	30,376,027
Accounts payable	984,108	–	–	–	–	984,108
Security and advance deposits	113,835	18,207	169,539	116,991	–	418,572
Total financial liabilities	3,589,551	1,131,891	19,742,477	7,314,788	–	31,778,707

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

4 Financial risk management...continued

Liquidity risk...continued

	0 – 3 months \$	4 months to 1 year \$	1 – 5 years \$	Over 5 years \$	No stated maturity \$	Total \$
Value Fund						
September 30, 2020						
Assets						
Loan receivable	81,358	3,814,800	–	–	–	3,896,158
Accounts receivable	270,671	3,596	–	–	–	274,267
Due from related parties	–	–	–	–	754,247	754,247
Cash and cash equivalents	23,888,930	–	–	–	–	23,888,930
Total financial assets	24,240,959	3,818,396	–	–	754,247	28,813,602
Liabilities						
Loans payable	120,986	3,338,960	8,159,835	–	–	11,619,781
Accounts payable	2,792,187	–	–	–	–	2,792,187
Security and advance deposits	98,076	29,770	146,576	43,144	–	317,566
Total financial liabilities	3,011,249	3,368,730	8,306,411	43,144	–	14,729,534

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

4 Financial risk management...continued

Liquidity risk...continued

	0 – 3 months \$	3 months to 1 year \$	1 – 5 years \$	No stated maturity \$	Total \$
Development Fund					
September 30, 2021					
Assets					
Accounts receivable	87,270	322,253	–	10,000	419,523
Cash and cash equivalents	1,579,916	–	–	–	1,579,916
Total financial assets	1,667,186	322,253	–	10,000	1,999,439
Liabilities					
Accounts payable	72,887	–	–	–	72,887
Security and advance deposits	52,375	–	–	–	52,375
Due to related parties	390,741	–	–	–	390,741
Total financial liabilities	516,003	–	–	–	516,003
September 30, 2020					
Assets					
Accounts receivable	24,500	388,094	–	10,000	422,594
Cash and cash equivalents	1,691,546	–	–	–	1,691,546
Total financial assets	1,716,046	388,094	–	10,000	2,114,140
Liabilities					
Accounts payable	163,411	–	–	–	163,411
Security and advance deposits	37,750	–	–	–	37,750
Due to related parties	415,565	–	–	–	415,565
Total financial liabilities	616,726	–	–	–	616,726

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

4 Financial risk management...continued

Fair value estimation

The fair value of financial assets traded in active markets. The quoted market price used for financial assets held by the Group is the current exit price; the quoted market price for financial liabilities is the current exit price. If a significant movement in fair value occurs subsequent to the close of trading on the year end date, valuation techniques will be applied to determine the fair value.

An active market is a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

The Group is required to classify fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following Levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The Level in the fair value hierarchy within which the fair value measurement is categorised in its entirety is determined on the basis of the lowest Level input that is significant to the fair value measurement in its entirety.

For this purpose, the significance of an input is assessed against the fair value measurement in its entirety. If a fair value measurement uses observable inputs that require significant adjustment based on unobservable inputs, that measurement is a Level 3 measurement. Assessing the significance of a particular input to the fair value measurement in its entirety requires judgment, considering factors specific to the asset or liability.

The determination of what constitutes ‘observable’ also requires significant judgment by the Group. The Group considers observable data to be that market data that is readily available, regularly distributed or updated, reliable and verifiable, not proprietary, and provided by independent sources that are actively involved in the relevant market.

Investments whose values are based on quoted market prices in active markets, and therefore classified within Level 1, include active listed equities. The Group does not adjust the quoted price for these instruments.

Financial instruments that trade in markets that are not considered to be active but are valued based on quoted market prices, dealer quotations or alternative pricing sources supported by observable inputs are classified within Level 2. These include unlisted mutual funds. As Level 2 investments include positions that are not traded in active markets and/or are subject to transfer restrictions, valuations may be adjusted to reflect illiquidity and/or non-transferability, which are generally based on available market information.

Investments classified within Level 3 have significant unobservable inputs, as they trade infrequently. As observable prices are not available for these securities, the Group has used valuation techniques to derive the fair value.

As at September 30, 2021, there are no financial assets carried at fair value through profit or loss.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

4 Financial risk management...continued

Fair value estimation...continued

Assets and liabilities not carried at fair value but for which fair value is disclosed

The following table analyses within the fair value hierarchy the Group's assets and liabilities (by class) not measured at fair value at September 30, 2021 but for which fair value is disclosed.

	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
September 30, 2021				
Value Fund				
Assets				
Loans receivable	—	3,752,958	—	3,752,958
Accounts receivable and prepaid expenses	—	741,745	—	741,745
Due from related parties	—	874,987	—	874,987
Cash and cash equivalents	16,329,159	—	—	16,329,159
Total	16,329,159	5,369,690	—	21,698,849
Liabilities				
Loans payable	—	24,465,538	—	24,465,538
Accounts payable and accrued expenses	—	984,108	—	984,108
Security and advance deposits	—	418,572	—	418,572
Total	—	25,868,218	—	25,868,218
Development Fund				
Assets				
Accounts receivable and prepaid expenses	—	365,963	—	365,963
Cash and cash equivalents	1,579,916	—	—	1,579,916
Total	1,579,916	365,963	—	1,945,879
Liabilities				
Accounts payable and accrued expenses	—	72,887	—	72,887
Security and advance deposits	—	52,375	—	52,375
Due to related parties	—	390,741	—	390,741
Total	—	516,003	—	516,003

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

4 Financial risk management...continued

Fair value estimation...continued

Assets and liabilities not carried at fair value but for which fair value is disclosed

	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
September 30, 2020				
Value Fund				
Assets				
Loans receivable	—	3,746,558	—	3,746,558
Accounts receivable and prepaid expenses	—	274,267	—	274,267
Due from related parties	—	754,247	—	754,247
Cash and cash equivalents	25,389,024	—	—	25,389,024
Total	25,389,024	4,775,072	—	30,164,096
Liabilities				
Loans payable	—	10,580,000	—	10,580,000
Accounts payable and accrued expenses	—	2,752,527	—	2,752,527
Security and advance deposits	—	317,566	—	317,566
Total	—	13,650,093	—	13,650,093
Development Fund				
Assets				
Accounts receivable and prepaid expenses	—	422,594	—	422,594
Cash and cash equivalents	1,691,546	—	—	1,691,546
Total	1,691,546	422,594	—	2,114,140
Liabilities				
Accounts payable and accrued expenses	—	163,411	—	163,411
Security and advance deposits	—	37,750	—	37,750
Due to related parties	—	415,565	—	415,565
Total	—	616,726	—	616,726

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

4 Financial risk management...continued

Fair value estimation...continued

Assets and liabilities not carried at fair value but for which fair value is disclosed

The fair values are based on cash flows discounted using a rate based on the borrowing rates and are within level 2 of the fair value hierarchy.

Cash and cash equivalents include cash in hand, deposits held with banks and other short-term investments in an active market.

The remaining assets and liabilities included in the above table are carried at amortised cost; their carrying values are a reasonable approximation of fair value, due to their short-term nature.

Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

5 Investment properties

An independent valuation of the Value Fund's investment properties was performed by valuers to determine the fair value of the investment properties as at September 30, 2021. The fair value gains/losses recognised have been recorded in the consolidated statement of comprehensive income.

The following table analyses the non-financial assets carried at fair value, by valuation method. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

5 Investment properties...continued

2021	Fair value hierarchy/ level	Fair value b/fwd \$	Additions/ (disposals) \$	Foreign exchange (losses)/gains \$	Fair value (losses)/gains \$	Fair value c/fwd \$
Value Fund						
Carlisle House	3	7,350,000	—	—	(350,000)	7,000,000
No. 24 Broad Street	3	8,000,000	—	—	(350,000)	7,650,000
The Chattel Village	3	1,360,000	—	—	90,000	1,450,000
Alamac	3	4,400,000	—	—	(100,000)	4,300,000
Angels Pen	3	8,382,467	—	—	717,533	9,100,000
227 Marcus Garvey Drive	3	3,086,786	—	(132,012)	—	2,954,774
Empire Plaza	3	7,504,575	76,635	(298,663)	714,433	7,996,980
Hastings Business Centre	3	9,450,000	—	—	400,000	9,850,000
105 –107 Marcus Garvey Drive	3	13,288,840	(330,000)	—	(158,840)	12,800,000
155–157 Tragarete Road	3	—	4,286,845	772,747	30,092	5,089,684
52 Valsayn Branch Road	3	—	4,813,311	854,699	(51,808)	5,616,202
		62,822,668	8,846,791	1,196,771	941,410	73,807,640

2020	Fair value hierarchy/ level	Fair value b/fwd \$	Additions/ (disposals) \$	Foreign exchange (losses)/gains \$	Fair value (losses)/gains \$	Fair value c/fwd \$
Value Fund						
Carlisle House	3	7,555,000	—	—	(205,000)	7,350,000
No. 24 Broad Street	3	8,380,000	—	—	(380,000)	8,000,000
The Chattel Village	3	1,460,000	—	—	(100,000)	1,360,000
Alamac	3	4,355,000	—	—	45,000	4,400,000
Angels Pen	3	7,145,111	—	(371,926)	1,609,282	8,382,467
227 Marcus Garvey Drive	3	3,258,648	—	(171,862)	—	3,086,786
Empire Plaza	3	7,175,006	—	(376,257)	705,826	7,504,575
Hastings Business Centre	3	—	9,312,477	—	137,523	9,450,000
105 –107 Marcus Garvey Drive	3	—	11,047,905	643,017	1,597,918	13,288,840
		39,328,765	20,360,382	(277,028)	3,410,549	62,822,668

During the year the investment properties were appraised by independent valuers at \$73,807,640 (2020 – \$62,822,668).

Acquired during the year was 100% interest in ECPF Property Holdings (Trinidad) Limited, a company incorporated in Trinidad and Tobago. This company owns two properties located at 155–157 Tragarete Road, Woodbrook, Port of Spain, Trinidad and 52 Valsayn Branch Road, adjacent to corner of the Southern Main Road and Churchill Roosevelt Highway, Curepe, Trinidad.

Valuations were performed as at March 31, 2021 and September 30, 2021 by professional independent valuers who hold recognised and relevant professional qualifications and have recent experience in the location and

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

5 Investment properties...continued

category of the investment property being valued. These valuations form the basis for the carrying amounts in the consolidated financial statements. Due to the nature of the process, valuations may differ between professional valuers.

Valuation techniques used to derive Level 3 fair values

Level 3 fair values of land and buildings have been derived using the income approach. The income approach encompasses consideration of the direct capitalisation and the discount cash flow valuation methods. The income approach utilises the current actual and potential rents for the net rentable space in the buildings and calculates the value of the property based on a return on investment that an investor would anticipate. The inputs utilised in this method are as follows:

- Future rental cash inflows based on the actual location, type and quality of the properties and supported by the terms of any existing lease, other contracts or external evidence such as current market rents for similar properties;
- Discount rates reflecting current market assessments of the uncertainty in the amount and timing of cash flows;
- Estimated vacancy rates based on current and expected future market conditions after expiry of any current lease;
- Maintenance costs including necessary investments to maintain functionality of the property for its expected useful life;
- Capitalisation rates based on actual location, size and quality of the properties and taking into account market data at the valuation date;
- Terminal value taking into account assumptions regarding maintenance costs, vacancy rates and market rents.

The below table provides information about fair value measurements using significant unobservable inputs (Level 3).

Description	Valuation	Valuation technique	Level 3— Range of unobservable inputs	
			Long– term net operating income margin	Capitalisation rate for terminal value
	\$			
September 30, 2021				
Carlisle House	7,000,000	Market and Income Capitalization	(6.62%)	10.00%
No. 24 Broad Street	7,650,000	Income Capitalization	91.86%	8.75%
The Chattel Village	1,450,000	Income Capitalization	34.55%	–
Alamac Property	4,300,000	Income Capitalization	85.61%	8.75%
Hastings Business Centre	9,850,000	Income Capitalization	100.00%	8.25%
Angels Pen	9,100,000	Income Capitalization	–	9.00%
105 –107 Marcus Garvey	12,800,000	Income Capitalization	–	8.00%
227 Marcus Garvey Drive	2,954,774	Income Capitalization	–	8.00%
Empire Plaza	7,996,980	Income Capitalization	–	9.50%
155–157 Tragarete Road	5,089,684	Income Capitalization	–	7.00%
52 Valsayn Branch Road	5,616,202	Income Capitalization	–	8.00%

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

5 Investment properties...continued

Valuation techniques used to derive Level 3 fair values...continued

Description	Valuation	Valuation technique	Level 3– Range of unobservable inputs	
			Long– term net operating income margin	Capitalisation rate for terminal value
	\$			
September 30, 2020				
Carlisle House	7,350,000	Sales comparison	2.96%	10.00%
No. 24 Broad Street	8,000,000	Income capitalization	92.72%	8.75%
The Chattel Village	1,360,000	Income capitalization	32.34%	–
Alamac Property	4,400,000	Income capitalization	85.84%	8.75%
Hastings Business Centre	9,450,000	Income capitalization	100.00%	8.25%
Angels Pen	8,382,467	Income capitalization and sales comparison	–	9.00%
105 –107 Marcus Garvey	13,288,840	Income capitalization	–	8.00%
227 Marcus Garvey Drive	3,086,786	Income capitalization	–	8.00%
Empire Plaza	7,504,575	Income capitalization and sales comparison	–	9.50%

Valuation processes

The Group's investment properties were valued at March 31, 2021 and September 30, 2021 by independent professionally qualified valuers who hold a recognised relevant professional qualification and have recent experience in the locations and segments of the investment properties valued. For all investment properties, their current use equates to the highest and best use.

The Group's managers and investment advisors review the valuations performed by the independent valuers for financial reporting purposes. This team reports directly to the Audit Committee (AC). Discussions of valuation processes and results are held between Audit Committee, the valuation team and the independent valuers at least once a year, in line with the Group's valuation policies disclosed in note (2f).

At each financial year end the valuation team:

- verifies all major inputs to the independent valuation report;
- assesses property valuation movements when compared to the prior year valuation report;
- holds discussions with the independent valuer.

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

6 Real estate available for re-sale

The detailed portfolio of real estate available for re-sale is as follows:

	Cost \$	Value at b/fwd \$	Fair value gains/(losses) \$	Value c/fwd \$
2021				
Development Fund				
Developed properties:				
Lime Grove Hillside Villa	1,802,994	1,056,570	48,658	1,105,228
Apes Hill Polo Villa #3	1,867,698	1,026,408	171,199	1,197,607
Apes Hill Polo Villa #18	1,350,000	1,049,969	165,308	1,215,277
Land and properties under development:				
Wotton lands	6,792,578	5,060,000	184,000	5,244,000
Holders land	1,826,375	984,400	—	984,400
Rockley– Central area lands	1,591,933	874,000	—	874,000
Villas on the Green lands	4,862,044	2,725,926	—	2,725,926
		12,777,273	569,165	13,346,438
2020				
Development Fund				
Developed properties:				
Lime Grove Hillside Villa	1,802,994	1,131,226	(74,656)	1,056,570
Apes Hill Polo Villa #3	1,867,698	1,123,210	(96,802)	1,026,408
Apes Hill Polo Villa #18	1,350,000	1,094,826	(44,857)	1,049,969
Land and properties under development:				
Wotton lands	6,792,578	5,303,800	(243,800)	5,060,000
Holders land	1,826,375	1,090,200	(105,800)	984,400
Rockley– Central area lands	1,591,933	949,900	(75,900)	874,000
Villas on the Green lands	4,862,044	2,685,037	40,889	2,725,926
		13,378,199	(600,926)	12,777,273

Real estate available for re-sale is carried at lower of cost and net realisable value. During the year impairment tests on the carrying value of the real estate available for re-sale were performed. Based on these tests the real estate available for re-sale were subsequently adjusted to their net realisable values resulting in fair value gains of \$569,165 (2020 – losses of \$600,926) being recognised.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

6 Real estate available for re-sale...continued

Valuations performed by professional valuers are utilised in the process of determining the net realisable value of the real estate available for re-sale. Due to the nature of the valuation process, valuations may differ between professional valuers. The effect on net income of an across the board 10% depreciation in the net realisable value of the Group's real estate available for re-sale would amount to \$1,334,643 (2020 – \$1,277,727).

7 Investment in subsidiaries

The Group has the following subsidiaries at September 30, 2021:

Name	Country of incorporation	Proportion of ordinary shares directly held by parent (%)
Value Fund		
Alamac Properties Limited	Barbados	100%
Retirement Road Holdings Limited	St. Lucia	100%
ECPF Property Holdings (Trinidad) Limited	Trinidad and Tobago	100%
Development Fund		
Fortress (St. Lucia) Limited	St. Lucia	100%
JK Holdings Limited	Barbados	100%

The Value Fund owns a 100% interest in Retirement Road Holdings Limited, a company incorporated in St. Lucia. This company owns the Empire Plaza, located at 1–3 Retirement Road, Kingston 5, Jamaica. The Value Fund also owns a 100% interest in Alamac Properties Limited which is located at Fontabelle, St. Michael, Barbados. Acquired during the year was 100% interest in ECPF Property Holdings (Trinidad) Limited, a company incorporated in Trinidad and Tobago. This company owns two properties located at 155–157 Tragarete Road, Woodbrook, Port of Spain, Trinidad and 52 Valsayn Branch Road, adjacent to corner of the Southern Main Road and Churchill Roosevelt Highway, Curepe, Trinidad.

During the year, the Value Fund disposed of its 57% interest in the BET Building Joint Venture which was registered in Barbados on October 12, 2001. Consequently, the total non-controlling interest for the year is nil (2020 – \$31,782), which relates to the BET Joint Venture.

The Development Fund owns a 100% interest in Fortress (St. Lucia) Limited, a company incorporated in St. Lucia. This company owns the Villas on the Green property which has been included in real estate available for re-sale (note 6).

The Development Fund owns a 100% interest in JK Holdings Limited, a company incorporated in Barbados. This company owns the Holders lands which has been included in real estate available for re-sale (note 6).

All subsidiary undertakings are included in the consolidated statements of the Value Fund and the Development Fund. The proportion of the voting rights in the subsidiary undertakings held directly by the parent company do not differ from the proportion of ordinary shares held.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

7 Investment in subsidiaries...continued

Summarised financial information on subsidiaries with material non-controlling interests

Set out below are the summarised financial information for each subsidiary that has non-controlling interests that are material to the Group.

Summarised statement of financial position:

	The BET Building Joint Venture 2021 \$	The BET Building Joint Venture 2020 \$
Current		
Assets	—	98,964
Liabilities	—	(25,053)
Total current net assets	—	73,911
Non-current		
Assets	—	—
Liabilities	—	—
Total non-current net assets	—	—
Total net assets	—	73,911

Summarised statement of comprehensive income:

	The BET Building Joint Venture 2021 \$	The BET Building Joint Venture 2020 \$
Revenue	25,053	—
Expenses	(3,525)	(1,624)
Total comprehensive income for the year	21,528	(1,624)
Total comprehensive income allocated to non-controlling interests	9,257	(698)
Distributions paid to non-controlling interests	41,039	—

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

7 Investment in subsidiaries...continued

Summarised cash flows:

	The BET Building Joint Venture 2021 \$	The BET Building Joint Venture 2020 \$
Cash flows from operating activities:		
Cash generated from/(used in) operating activities	95,439	(45,782)
Cash flows from financing activities:		
Cash used in financing activities	(95,439)	—
Net decrease in cash and cash equivalents		
Cash and cash equivalents – beginning of year	—	45,782
Cash and cash equivalents – end of year	—	—

The information above is the amount before inter-company eliminations.

8 Investments in associated companies and joint arrangements

The amounts recognised in the consolidated statement of financial position are as follows:

	Value Fund \$	Development Fund \$
September 30, 2021		
Associates	—	3,085,316
Joint ventures	31,208,140	1,395,501
	31,208,140	4,480,817
The amounts recognised in the consolidated statement of comprehensive income are as follows:		
Joint ventures	3,518,530	(40,637)
September 30, 2020		
Associates	—	3,113,435
Joint ventures	17,291,276	1,696,019
	17,291,276	4,809,454
The amounts recognised in the consolidated statement of comprehensive income are as follows:		
Joint ventures	(2,533,627)	(42,464)

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

8 Investments in associated companies and joint arrangements...continued

i) Investment in associates

Set out below are the associates of the Group as at September 30, 2021, which, in the opinion of the directors, are material to the Group. The associates as listed below have share capital consisting solely of ordinary shares, which are held directly by the Group.

The nature of investment in associates:

Name of entity	Place of business	Percentage of ownership interest	Measurement method	2021 \$	2020 \$
Development Fund					
Contonou Shores Ltd.	Canouan Island, St. Vincent and the Grenadines	35%	Equity	2,909,237	2,937,356
Canouan CS&F Investments Limited	Canouan Island, St. Vincent and the Grenadines	35%	Equity	176,079	176,079
				3,085,316	3,113,435

The Development Fund has a 35% interest in Contonou Shores Ltd, a company domiciled in the St. Vincent. This company owns land on Canouan Island, St. Vincent and the Grenadines which is classified as available for sale.

The Development Fund has a 35% interest in Canouan CS&F Investments Limited. This company owns land on Canouan Island, St. Vincent and the Grenadines which is classified as available for sale.

Contonou Shores Ltd, Canouan CS&F Investments Limited and Rockley Development Limited are private companies and there is no quoted market price available for the shares.

There are no contingent liabilities relating to the Group's interest in the associates.

ii) Investments in associates and in joint arrangements

	2021 \$	2020 \$
Value Fund		
At October 1	17,291,276	21,234,890
Investment in Joint Venture	11,200,000	—
Reclassification	330,000	—
Distribution of profits	(942,243)	(1,409,987)
Share of profit/(loss)	3,518,530	(2,533,627)
Translation differences	(189,423)	—
At September 30	31,208,140	17,291,276
Development Fund		
At October 1	4,809,454	4,851,918
Share of loss on investment	(12,518)	(32,126)
Share of expenses	(28,119)	(10,338)
Distribution of profits	(288,000)	—
At September 30	4,480,817	4,809,454

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

8 Investments in associated companies and joint arrangements...continued

ii) Investment in joint ventures...continued

The joint ventures listed below have share capital consisting solely of ordinary shares, which is held directly by the Group.

Name of entity	Place of business	Percentage of ownership interest	Measurement method
Value Fund			
The Sunset Joint Venture	Barbados	24%	Equity
The CS&C Joint Venture– account 1	Barbados	36%	Equity
Emerald City Trust	Barbados	30%	Equity
Mall Plaza	Jamaica	40%	Equity
693STR	Jamaica	50%	Equity
Development Fund			
The CS&C Joint Venture– account 2	Barbados	36%	Equity

The Value Fund has a 24% (2020: 24%) interest in a joint venture partnership called The Sunset Joint Venture. The partnership was formed to facilitate the purchase of the Sunset Mall, a commercial property at Sunset Crest, St. James.

The Group has a 36% (2020 – 36%) interest in a joint venture partnership called The CS&C Joint Venture. The partnership was formed to facilitate the purchase of land and buildings previously owned by Cave Shepherd and Co. Ltd. and Carter Holdings Limited. The partnership has 7.6 acres of undeveloped land at Lower Estate and the Cave Shepherd building at 10–14 Broad Street.

Following the split of the Group on October 1, 2013, into a segregated cell company, the assets of the joint arrangements were allocated to each cell based on the investment objective of each cell as well as the characteristics of the underlying properties of the arrangements. As a result certain properties within the CS&C Joint Venture were split between the Value Fund and the Development Fund. At the time of the formation of the cell entities the rights to the property held for re-sale in the CS&C Joint Venture were allocated to the Development Fund. Together both cells own 36% (2020: 36%) of the CS&C Joint Venture.

The Value Fund has a 30% (2020: 30%) beneficial interest in The Emerald City Trust. The Trust was formed to facilitate the purchase of the Emerald City Mall, a commercial property at Six Cross Roads, St. Philip, Barbados.

During the year, the Value Fund acquired a 50% interest in the company called 693STR Limited. The company owns commercial property at 693 Spanish Town Road, Kingston 11, St. Andrew, Jamaica. Additionally, the Value Fund acquired a 50% interest in the company called Mall Plaza. The company owns commercial property located at 20 Constant Spring Road, Kingston 10, St. Andrew, Jamaica. Subsequent to this acquisition, the Joint Venture partners purchased an additional 10% interest in the Joint Venture. Consequently, as at September 30, 2021, the Value Fund retained a 40% interest in the partnership.

The above entities are private companies and there is no quoted market price available for their shares.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

8 Investments in associated companies and joint arrangements...continued

ii) Investment in joint ventures...continued

Summarised financial information for joint ventures

Set out below are the summarised financial information for joint ventures which are accounted for using the equity method.

Summarised statements of financial position:

	The Sunset Joint Venture \$	The CS&C Joint Venture \$	The Emerald City Trust Joint Venture \$	693STR Limited Joint Venture \$	Mall Plaza Joint Venture \$
September 30, 2021					
Assets					
Property, plant and equipment	—	—	—	30,132,139	666
Investment properties	14,900,000	40,700,000	26,200,000	—	6,505,756
Real estate available for re-sale	—	3,991,214	—	—	—
Due from related party	2,840,046	25,599	—	—	—
Accounts receivable and prepaid expenses	174,811	51,387	4,000	151,768	2,410
Cash and cash equivalents	1,136,883	797,475	1,084,057	1,093,696	228,244
Total assets	19,051,740	45,565,675	27,288,057	31,377,603	6,737,076
Liabilities					
Loans payable	3,641,085	13,334,075	13,625,016	—	3,732,102
Capital reserve fund	—	—	225,000	—	—
Due to related party	—	—	—	—	13,982
Accounts payable and accrued expenses	49,775	107,156	1,803,384	392,066	55,757
Total liabilities	3,690,860	13,441,231	15,653,400	392,066	3,801,841
Total assets less liabilities	15,360,880	32,124,444	11,634,657	30,985,537	2,935,235

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

8 Investments in associated companies and joint arrangements...continued

ii) Investment in joint ventures...continued

Summarised financial information for joint ventures...continued

Summarised statements of financial position: ...continued

	The Sunset Joint Venture \$	The CS&C Joint Venture \$	The Emerald City Trust Joint Venture \$
September 30, 2020			
Assets			
Investment properties	14,600,000	42,400,000	26,200,000
Real estate available for re-sale	—	4,746,864	—
Due from related party	3,084,263	5,960	—
Accounts receivable and prepaid expenses	31,807	36,361	91,775
Cash and cash equivalents	734,710	470,598	1,298,790
Total assets	18,450,780	47,659,783	27,590,565
Liabilities			
Loans payable	3,954,119	14,231,185	14,194,324
Capital reserve fund	—	—	165,000
Accounts payable and accrued expenses	20,841	54,628	1,569,678
Total liabilities	3,974,960	14,285,813	15,929,002
Total assets less liabilities	14,475,820	33,373,970	11,661,563

The loans payable in the CS&C Joint Venture include \$2,840,046 (2020 – \$3,084,263) payable to the Sunset Joint Venture. The loan was subordinated to the RBTT Merchant Bank loan but is subject to the terms and conditions of the credit facility between the RBC Royal Bank (Barbados) Limited and the Sunset Joint Venture. Loans payable in the CS&C Joint Venture also includes \$10,494,029 (2020 – \$11,146,922) payable to RBC Royal Bank (Barbados) Limited. The loan is at a fixed rate of 4% per annum. It is collateralized by First Debenture Mortgage over the fixed and floating assets of the CS&C Joint Venture incorporating a specific charge over property known as Cave Shepherd Broad Street Building to be stamped to secure \$30,000,000.

The loan payable in the Sunset Joint Venture is due to RBC Royal Bank (Barbados) Limited at a fixed rate of 5% per annum. The loan is secured by a first mortgage stamped to cover \$6,350,000 over property at Sunset Crest #2 St. James.

The loan payable in the Emerald City Trust Joint Venture is due to FirstCaribbean International Bank (Barbados) Limited. This was to partially assist with the acquisition of Emerald City Shopping Complex and “Block D” (“the Properties”). The loan is at a fixed rate of 4% per annum and is secured by first registered mortgage stamped to cover \$15,797,250 over the properties (Emerald City and Block “D”).

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

8 Investments in associated companies and joint arrangements...continued

ii) Investment in joint ventures...continued

Summarised financial information for joint ventures...continued

Summarised statements of comprehensive income:

	The Sunset Joint Venture \$	The CS&C Joint Venture \$	The Emerald City Trust Joint Venture \$	Mall Plaza Joint Venture \$	693STR Limited Joint Venture \$
September 30, 2021					
Revenue					
Net rental income	649,015	2,105,210	2,235,000	2,060,713	—
Fair value gains/(losses) on investment property	300,000	(1,700,000)	—	3,352,998	1,959,169
Interest income	149,621	—	—	1,401	—
Gain on disposal of property	—	49,878	—	—	—
Other income	—	—	—	—	2,534
Total investment income	1,098,636	455,088	2,235,000	5,415,112	1,961,703
Expenses					
Interest expense	191,855	579,707	598,663	47,204	318,359
Net carrying costs of real estate available for re-sale	—	280,155	—	—	—
Professional fees	21,500	44,550	70,400	6,665	—
Other operating expenses	221	202	1,348	176,034	151,480
Operating expenditure	213,576	904,614	670,411	229,903	469,839
Total comprehensive income/(loss) for the year	885,060	(449,526)	1,564,589	5,185,209	1,491,864

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

8 Investments in associated companies and joint arrangements...continued

ii) Investment in joint ventures...continued

Summarised statements of comprehensive income: ...continued

	The Sunset Joint Venture \$	The CS&C Joint Venture \$	The Emerald City Trust Joint Venture \$
September 30, 2020			
Revenue			
Net rental income	682,754	2,643,752	2,235,000
Fair value gains/(losses) on investment property	65,000	(10,650,000)	(120,000)
Interest income	158,118	—	—
Total investment income	905,872	(8,006,248)	2,115,000
Expenses			
Interest expense	203,101	615,939	587,166
Net carrying costs of real estate available for re-sale	—	146,342	—
Professional fees	21,598	28,850	43,900
Other operating expenses	7,314	15,135	513
Operating expenditure	232,013	806,266	631,579
Total comprehensive income/(loss) for the year	673,859	(8,812,514)	1,483,421

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

8 Investments in associated companies and joint arrangements...continued

ii) Investment in joint ventures...continued

Reconciliation of summarised financial information

Reconciliation of the summarised financial information presented to the carrying amount of its interest in the joint venture.

	The Sunset Joint Venture \$	The CS&C Joint Venture \$	The Emerald City Trust Joint Venture \$	Mall Plaza Joint Venture \$	693STR Limited Joint Venture \$
Summarised financial information					
Opening net assets October 1, 2020	14,475,821	33,373,969	11,661,564	–	–
Share capital	–	–	–	27,000,000	1,460,000
Comprehensive income/(loss) for the year	885,059	(449,526)	1,564,589	5,185,209	1,491,864
Distributions	–	(800,000)	(1,591,496)	(929,589)	–
Translation difference	–	–	–	(270,083)	(16,629)
Closing net assets September 30, 2021	15,360,880	32,124,443	11,634,657	30,985,537	2,935,235
Interest in joint venture	24%	36%	30%	50% /40%	50%
Carrying value – Value Fund	3,686,611	10,169,299	3,490,397	12,394,215	1,467,618
Carrying value – Development Fund	–	1,395,501	–	–	–

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

8 Investments in associated companies and joint arrangements...continued

ii) Investment in joint ventures...continued

Reconciliation of summarised financial information...continued

	The Sunset Joint Venture \$	The CS&C Joint Venture \$	The Emerald City Trust Joint Venture \$
Summarised financial information			
Opening net assets October 1, 2019	14,801,962	44,186,483	11,678,098
Comprehensive income/(loss) for the year	673,859	(8,812,514)	1,483,421
Distributions	(1,000,000)	(2,000,000)	(1,499,955)
Closing net assets September 30, 2020	14,475,821	33,373,969	11,661,564
Interest in joint venture	24%	36%	30%
Carrying value – Value Fund	3,474,197	10,318,611	3,498,468
Carrying value – Development Fund	–	1,696,019	–

Name	Country of incorporation	Percentage of ownership interest
Development Fund		
Rockley Joint Venture	Barbados	50%

The Development Fund has a 50% interest in a joint venture partnership called the Rockley Joint Venture. The partnership was formed to facilitate the purchase of land and buildings at Rockley.

Nature of investment in joint operations

The Group has joint control over this arrangement as under the contractual agreements, unanimous consent is required from all parties to the agreements for all relevant activities.

The Group's joint arrangement is not structured as a separate company. The agreement between the parties provides the Group and the parties to the agreements with rights to the assets and liabilities of the limited company under the arrangements. Therefore, this arrangement is classified as a joint operation.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

8 Investments in associated companies and joint arrangements...continued

ii) Investment in joint ventures...continued

Nature of investment in joint operations...continued

The Development Fund's share of results of its joint operations, its aggregated assets, liabilities and is as follows:

	Assets \$	Liabilities \$	Revenues \$	Investment loss \$	Profit/(loss) \$	% Interest held
September 30, 2021	942,187	357,374	25,600	—	(15,898)	50%
September 30, 2020	942,802	342,091	37,239	(75,900)	(83,359)	50%

9 Cash and cash equivalents

	Value Fund 2021 \$	2019 \$	Development Fund 2021 \$	2019 \$
Cash and bank balances	2,454,471	2,496,921	1,579,916	1,691,546
Repurchase agreements	11,185,520	21,392,009	—	—
Restricted cash	2,689,168	—	—	—
	16,329,159	23,888,930	1,579,916	1,691,546

Cash and cash equivalents are placed with leading regional commercial banks. There were no effective yields on cash at bank in 2021 and 2020. Cash equivalents consists of repurchase agreements of maturity less than three (3) months and restricted cash. A repurchase agreement is a sale and repurchase agreement in government securities. These attracted effective interests of ranging between 2.5% and 3.7% (2020: 1.65% and 3.6%) per annum. Additional information on the restricted cash balance can be obtained from note 13.

10 Loan receivable

The loan receivable comprised of a vendor's mortgage held in 693STR Limited, for the purchase of property located at 693 Spanish Town Road, Kingston 11, Jamaica. This property was purchased in the previous financial year and serves as the collateral security on the loan. Interest is charged at a rate of 8% per annum.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

11 Accounts receivable and prepaid expenses

	Value Fund		Development Fund	
	2021	2020	2021	2020
	\$	\$	\$	\$
Rent receivable from tenants	588,234	150,775	32,043	24,500
Other receivables	369,347	179,283	333,920	398,094
Less: provision for impairment of receivables	(215,836)	(55,791)	—	—
	741,745	274,267	365,963	422,594
Prepaid expenses	258,157	125,001	53,560	53,561
Accounts receivables, net of provision for impairment	999,902	399,268	419,523	476,155

The estimated fair values of receivables are the discounted amounts of the estimated future cash flows expected to be received and approximate their carrying amounts. All receivables are due within one year from the end of the reporting period.

As of September 30, 2021, within the Value Fund accounts receivables of \$372,398 (2020 – \$94,984) were considered to be recoverable as there are no indications that the debtors would not be able to fulfil their financial obligations in the foreseeable future. However, accounts receivable of \$215,836 (2020 – \$55,791) were considered to be impaired as there is evidence that the debtor may not be able to fulfil this obligation in the foreseeable future.

As of September 30, 2021, within the Development Fund accounts receivables of \$32,043 (2020 – \$24,500) were considered to be recoverable as there are no indications that the debtors would not be able to fulfil their financial obligations in the foreseeable future. No amount was considered to be irrecoverable in the foreseeable future.

12 Accounts payable and accrued expenses

	Value Fund		Development Fund	
	2021	2020	2021	2020
	\$	\$	\$	\$
Accounts payable	984,108	592,918	72,887	163,411
Accrued expenses	167,135	153,462	21,972	26,699
Dividend payable	—	2,199,269	—	—
	1,151,243	2,945,649	94,859	190,110

The estimated fair values of the above financial liabilities are the discounted amounts of the estimated future cash flows expected to be received and approximate their carrying amounts.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

13 Loans payable

	Value Fund 2021 \$	2020 \$
Bond payable		
Series 1 – 2021	3,020,000	3,020,000
Series 2 – 2023	3,022,500	3,022,500
Series 3 – 2020	4,537,500	4,537,500
	<u>10,580,000</u>	<u>10,580,000</u>
Loan payable (1):		
Principal	5,300,000	–
Accrued interest	22,083	–
	<u>5,322,083</u>	<u>–</u>
Loan payable (2):		
Principal	5,961,401	–
Accrued interest	–	–
	<u>5,961,401</u>	<u>–</u>
Loan payable (3):		
Principal	2,586,206	–
Accrued interest	15,848	–
	<u>2,602,054</u>	<u>–</u>
	<u>24,465,538</u>	<u>10,580,000</u>

The current portion due of loans payable amounts to \$3,487,361 (2020 – \$3,459,946) for the Value Fund. The Value Fund has an outstanding bond payable issued in three series. Series 1 carried an interest rate of 4% and an initial maturity date of July 31, 2018. The bond holders agreed to renew this Series with a final maturity date of July 31, 2023. Series 2 carries an interest rate of 4.5% maturing July 31, 2023. Series 3 carries an interest rate of 5% matured July 31, 2020. The bond holders agreed to renew this Series for an additional 3 years with a maturity date of July 31, 2023. Interest is payable semi-annually in arrears and principal will be fully repaid on maturity. The collateral security on the bond is Carlisle House, Hincks Street, Bridgetown and No.24 Broad Street, Bridgetown.

The Value Fund had three (3) long term loans at September 30, 2021. Loan payable (1) was received from ALF Investments Limited at rate of 5% per annum and a maturity date of December 23, 2023. Loan payable (1) was received from ALF for the purpose of purchasing a 50% interest in the parcel of land located at 20 Constant Spring Road, Kingston 10, St. Andrew, Jamaica. The collateral security on Loan payable (1) is the Group's share in the parcel of land located at 20 Constant Spring Road, Kingston 10, St. Andrew, Jamaica. Loan payable (2) was received from NCB Merchant Bank (Trinidad and Tobago) Limited at rate of 7% per annum and a maturity date of April 30, 2036. The purpose of Loan payable (2) was to aid ECPF Property Holdings (Trinidad) Limited ("ECPF"), subsidiary of the Value Fund, in the purchase of properties located at 155–157 Tragarete Road, Woodbrook, Port of Spain, Trinidad and 52 Valsayn Branch Road, adjacent to corner of the Southern Main Road and Churchill Roosevelt Highway, Curepe, Trinidad. The collateral security for Loan payable (2) is representative of Loan Agreement, Promissory Note and Deed of Assignment Mortgage.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

13 Loans payable...continued

Loan payable (3) was received from NCB Merchant Bank (Trinidad and Tobago) Limited at rate of 5.75% per annum and a maturity date of April 30, 2023. The purpose of Loan payable (3) was to capitalise ECPF Property Holdings (Trinidad) Limited ("ECPF"), subsidiary of the Value Fund, to aid in its purchase of properties located at 155–157 Tragarete Road, Woodbrook, Port of Spain, Trinidad and 52 Valsayn Branch Road, adjacent to corner of the Southern Main Road and Churchill Roosevelt Highway, Curepe, Trinidad. The collateral security for Loan payable (3) is representative of Loan Agreement and Promissory Note. Loan payable (3) is also collateralized by \$2,669,168 in restricted cash (note 9).

The fair values of the borrowings are not materially different to their carrying amounts since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short-term nature.

14 Dividends per share

As it relates to the Value Fund, dividend of \$0.008 (2020 – \$0.024 and \$0.018) per share was declared and paid during the financial year. This amounted to a dividend totaling \$1,093,313 (2020 – \$5,122,644).

There were no dividends paid for the Development Fund in 2021 or 2020.

15 Net rental income

Net rental income earned in the Value Fund is shown net of direct property expenses of \$2,087,164 (2020 – \$1,700,666) incurred in managing the properties.

16 Net gains and carrying costs of real estate available for re-sale

All gains and carrying cost of real estate available for re-sale relate to the Development Fund.

The carrying costs include \$325,630 (2020 – \$316,220) in property administration and other holding costs from available for re-sale properties. There were no property sales in 2021 or 2020. The carrying cost is presented net of rental income of \$209,850 (2020 – \$140,952).

17 Related party transactions

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operational decisions.

During the year, fund management fees were paid to Eppley Fund Managers Limited amounting to \$722,534 (2020 – \$652,643) and \$76,640 (2020 – \$76,202) by the Value Fund and the Development Fund respectively.

During the year, investment advisor fees were paid to Eppley Fund Managers Limited amounting to \$722,534 (2020 – \$652,643) and \$76,640 (2020 – \$76,202) by the Value Fund and the Development Fund, respectively.

The amount due from related parties in the Value Fund of \$874,987 (2020 – \$754,247) are due from the Development Fund and Emerald City Trust Joint Venture \$390,741 and \$484,246, respectively (2020 – Development Fund and Emerald City Trust Joint Venture, of \$415,565, \$332,182, and \$6,500, respectively). These amounts are interest free and are repayable on demand.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

17 Related party transactions...continued

Directors and subcommittee fees of \$3,320 (2020 – \$3,200) and \$680 (2020 – \$800) were paid during the year by the Value Fund and the Development Fund respectively. Directors' interest (including beneficial interests) in the segregated cellular shares are as follows:

	Number of shares at start of year	Number of shares purchased in the year	Number of shares at year end
Shareholder			
Value Fund			
Directors	2,967,467	403,577	3,371,044
Development Fund			
Directors	5,194,770	–	5,194,770

18 Share capital

On September 24, 2013, at a special meeting of the shareholders of the Class "A" shares, the proposal to divide the Company into a segregated cell company was approved. As a result, effective October 1, 2013, the Company was converted in a segregated cell company namely Fortress Caribbean Property Fund Limited SCC (the Group). The Group is divided into two cells, Fortress Caribbean Property Fund– Value Fund (the Value Fund) and Fortress Caribbean Property Fund –Development Fund (the Development Fund). Each share previously owned by the Class "A" shareholders has been replaced by one share in the Value Fund and one share in the Development Fund.

The split of the Group into the two cells is currently reflected on the Barbados Stock Exchange, the Company's primary exchange listing. Trading on the Trinidad and Tobago Stock Exchange has been suspended. Each share will trade independently.

A public invitation for subscription was made by Eppley Caribbean Property Limited SCC via prospectus dated June 14, 2019, in Jamaica in respect of cellular shares in the Value Fund at the price of J\$46.18 per share. The offer closed on July 31, 2019, consequently contributing to an increase of 66,528,860 units of shares issued. During 2020, there was an additional issuance of 15,447,465 units at Net Asset Value per share of J\$51.79.

	2021		2020	
	Number of shares	\$	Number of shares	\$
Value Fund Shares				
Authorised				
An unlimited number of cellular shares of no par value				
Issued and outstanding	136,499,203	92,919,797	136,998,472	93,259,667
Development Fund Shares				
Authorised				
An unlimited number of cellular shares of no par value				
Issued and outstanding	54,349,890	28,626,291	54,349,890	28,626,291

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

18 Share capital...continued

The Group is authorised to issue 100 common shares and an unlimited number of cellular shares divided into the Value Fund and the Development Fund cells. The common shares are held by the Investment Advisor and Fund Manager, and no common share can be transferred to any person other than another investment advisor or fund manager. The holders of the common shares have the voting rights. Each common share entitles the holder to one vote per share. The holders of the common shares are not entitled to receive dividends.

The Value Fund shares

The holders of Value Fund shares have an interest in the undivided portion of assets of the related segregated cell. These shares secure an equal share in distribution of net income and net capital gains and participate equally in all other respects. Value Fund shares may not be redeemed by the shareholders, but they may be traded on the Barbados, Trinidad and Tobago and the Jamaica Stock Exchange or any other stock exchange as the Directors may determine.

The rights and privileges of the Value Fund shareholders are equal in all respects and include the right to:

- 1) To receive notice of and attend all meetings of shareholders of the Group but not to vote at any such meeting except on the matters particularly set out hereinafter:
 - The liquidation of the Value Fund;
 - The winding up of the company;
 - The reconstruction of the company, and/or the amalgamation of the company and/or the Value Fund with any other company or mutual fund.
- 2) To receive cellular dividends when declared by directors.
- 3) Upon liquidation, dissolution or winding up of the Group or other distribution of the assets of the Group for the purpose of winding up its affairs, the Value Fund shareholders shall be entitled to receive after payment of all the liabilities of the Group attributable to the Value Fund, the assets represented by the stated capital and reserves attributable to the Value Fund.

The Development Fund shares

The holders of the Development Fund shares have an interest in the undivided portion of assets of the related segregated cell. These shares secure an equal share in distribution of net income and net capital gains and participate equally in all other respects. Development Fund shares may not be redeemed by the shareholders, but may be traded on the Barbados, Trinidad and Tobago Stock Exchange or any other stock exchange as the Directors may determine.

The rights and privileges of the Development Fund shareholders are equal in all respects and include the right to:

- 1) To receive notice of and attend all meetings of shareholders of the Group but not to vote at any such meeting except on the matters particularly set out hereinafter:
 - The liquidation of the Development Fund;
 - The winding up of the company;
 - The reconstruction of the company, and/or the amalgamation of the company and/or the Development Fund with any other company or mutual fund.

Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2021

(expressed in Barbados dollars)

18 Share capital...continued

The Development Fund shares...continued

- 2) To receive cellular dividends when declared by directors.
- 3) Upon liquidation, dissolution or winding up of the Group or other distribution of the assets of the Group for the purpose of winding up its affairs, the Development Fund shareholders shall be entitled to receive after payment of all the liabilities of the Group attributable to the Development Fund, the assets represented by the stated capital and reserves attributable to the Development Fund.

19 Earnings per share and net asset value

Basic earnings per share is calculated by dividing the net profit attributable to the shareholders by the weighted average number of cellular shares in issue during the period. Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. There are no 'unpurchased' shares to be added to the cellular shares outstanding for the purpose of computing diluted earnings per share.

Basic and diluted earnings per share are calculated as follows:

	Value Fund		Development Fund	
	2021	2020	2021	2020
	\$	\$	\$	\$
Comprehensive income/(loss) attributable to shareholders	5,746,415	1,891,085	177,608	(1,334,357)
Weighted average number of Class "A" shares in issue	136,722,346	122,950,523	54,349,890	54,349,890
Basic and diluted earnings per share	0.04	0.02	0.00	(0.02)
Net asset value	100,692,002	94,850,965	19,288,611	19,111,003
Net asset value per share	0.74	0.69	0.35	0.35

20 Subsequent events

A dividend of \$0.016 per share was declared subsequent to the financial year and is payable on February 21, 2022 for the Value Fund. This amounts to a dividend totalling \$2,183,987.

EPPLEY
L I M I T E D

www.eppleylimited.com