

**EPPLEY**  
CARIBBEAN PROPERTY FUND  
L I M I T E D S C C

ANNUAL REPORT 2024



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## COMPANY OVERVIEW

FUND NAME	Eppley Caribbean Property Fund Limited SCC
FUND TYPE	Closed-end Fund
EPPLEY MANAGEMENT CONTROL	May 4, 2018
STOCK EXCHANGE LISTINGS	Barbados Stock Exchange (BSE) Jamaica Stock Exchange (JSE) Trinidad and Tobago Stock Exchange (TTSE)
INDEPENDENT PROPERTY APPRAISALS	Semi-Annually and Annually

### SEPTEMBER 30, 2024

	Value Fund	Development Fund
Net Assets:	\$130,979,272	\$18,479,207
Net Profit:	\$13,748,973	\$75,026
Shares Outstanding:	135,517,592	54,349,890
Net Asset Value (NAV) per share:	\$0.97	\$0.34
Share Price:	\$0.50 (BSE)	\$0.15 (BSE)
	J\$42.00 (JSE)	-
Management Fees:	1.5% of net assets	0.75% of net assets 4% of property sales proceeds



## VALUE FUND PROPERTIES



### Angels Industrial Estate

Angels Industrial Estate is a 120,000 square foot distribution facility situated on 25 acres of land located in St. Catherine, Jamaica. Angels is located close to major transportation links to Kingston, Portmore and the North Coast of Jamaica.

Angels Industrial Estate is comprised of two lots, one of them housing two large single floor warehouses, and the other is vacant land.

### 22 Chalmers Avenue

22 Chalmers Avenue is a 99,000 square foot purpose-built Business Process Outsourcing (“BPO”) facility located off Molyne’s Road in Kingston, Jamaica. The property was acquired in March 2022. Its size, location and amenities make it a desirable location for BPO operations.

The Value Fund currently owns a 50% interest in the building and it is currently leased to ITEL, one of the largest domestic BPO providers in the region, with operations across the Caribbean, Latin America, the United States and Canada.



### 105-107 Marcus Garvey Drive

105-107 Marcus Garvey Drive is an industrial property located in Newport West, near the Port of Kingston, Jamaica. The property is comprised of two industrial buildings. Since it is located near to the port, this property has an enduring cost advantage for several applications including cold storage and distribution.

## VALUE FUND PROPERTIES (Cont'd.)



### 693 Spanish Town Road

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

### Mall Plaza

Mall Plaza is a landmark property in Kingston, Jamaica. The property is located 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 makes it an asset that is difficult to replicate.

The Value Fund currently owns a 40% economic interest in the building but has full management and operational control. Tenants include a pharmacy, quick serve restaurant, clothing stores and various other shops including a gym.



### Empire Shopping Centre

Empire Shopping Centre is a retail and office complex located in the heart of Cross Roads in Kingston, Jamaica. Empire Shopping Centre's access to parking, high traffic and visibility along Half Way Tree Road makes it a desirable location for retailers.

The space is configured to provide 25 rentable spaces, with a wide-ranging tenant mix, including a quick-serve restaurant, a pharmacy, and a supermarket, which is the property's anchor tenant. The anchor tenant, Sampars, is owned and operated by Derrimon, a publicly listed distribution and retailing company in Jamaica.

## VALUE FUND PROPERTIES (Cont'd.)



### 227 Marcus Garvey Drive

227 Marcus Garvey Drive is a manufacturing and warehouse facility located near the Port of Kingston, Jamaica. The area is a premier industrial and commercial location in the Kingston Metropolitan Area and has access to major transportation links and highways to Kingston and Portmore.

The property is currently leased to Musson (Jamaica) Limited, a company duly incorporated under the laws of Jamaica. Musson (Jamaica) Limited is a large seller of commodities in Jamaica and is a subsidiary of the Musson Group.

### 10-14 Broad Street

The 10-14 Broad Street building is located on the main commercial corridor in Bridgetown, Barbados.

The building is currently leased to Duty Free Caribbean Limited, a company incorporated under the laws of Barbados, under a triple-net lease agreement. Duty Free Caribbean Limited is a retail company with over 55 stores regionally and is controlled by the Dufry group. Dufry is a Swiss-based traveller retail company that has been in operations for over 150 years and currently operates over 2,300 duty-free and duty-paid stores in 64 countries worldwide. Dufry is publicly listed on both the Swiss and Brazilian stock exchanges. The Value Fund currently owns a 36% interest in the building through the CS&C joint venture, a real estate partnership.



### Emerald City Mall

The Emerald City Mall is a shopping complex located in St. Philip, Barbados. It is located approximately 15 minutes away from Barbados' main airport and approximately 30 minutes away from Bridgetown and close to many residential housing developments.

Emerald City was acquired under a sale and leaseback structure with AOne Supermarket. AOne is a leading supermarket chain in Barbados, operating since 1981. AOne sublets the complex to various entities, including Courts and Republic Bank (Barbados) Limited.

The Value Fund currently owns a 30% interest in the property through a joint venture.

## VALUE FUND PROPERTIES (Cont'd.)



### Carlisle House

Carlisle House is a commercial office building located on the waterfront in Bridgetown, Barbados. In recent years, Bridgetown's commercial office vacancy has increased due to tenant migration to other commercial areas in Barbados such as Warrens and Wildey, affecting Carlisle House. The building's waterfront location, cruise ship pier proximity and ease of access as a central hub for transportation make it a desirable option for alternate use. The managers of the Value Fund are actively exploring several options to reposition the building to improve its performance.

### Alamac Warehouse

Alamac Warehouse is a distribution facility located in Fontabelle, Barbados. The property is ideally located for storage and distribution of imports and exports, as the property is in close proximity to the Bridgetown Port which is a major international transshipment hub.

The property comprises of two warehouse buildings and an office. The property's anchor tenant is Laparkan (Barbados) Limited, a subsidiary of a global freight and logistics solutions company with offices and agents throughout North America and the Caribbean.



### Hastings Business Centre

Hastings Business Centre is a multi-storey commercial office building in Hastings, Barbados. The building is located across from the seaside, near public transport, and popular amenities including shopping, restaurants, the south coast boardwalk and numerous residences.

The building has long been the Barbados head office of KPMG, a global professional services firm, who remains the anchor tenant for the building.

## VALUE FUND PROPERTIES (Cont'd.)



### Sunset Crest Mall

Sunset Crest Mall is a commercial shopping centre located on the west coast of Barbados, within proximity to some of Barbados' most popular tourist destinations. The building is currently leased to Duty Free Caribbean Limited under a triple-net agreement. Duty Free Caribbean Limited sublets to a number of tenants including CIBC First Caribbean International Bank. The Value Fund owns a 24% interest in Sunset Crest Mall through a joint venture.

### 24 Broad Street

24 Broad Street is a renovated office and retail building in the centre of Bridgetown, Barbados. It is currently leased to Duty Free Caribbean Limited who uses the main floor of the building for Colombian Emeralds retail storefront, and the first and second floors for office space for Duty Free Caribbean Limited's employees.



### The Chattel Village

The Chattel Village is a shopping village located on the west coast of Barbados and is located close to many of Barbados' most notable hotels, villas and luxury retailers. The village is comprised of 12 single-storey, detached timber chattel office and retail stores constructed by the Value Fund. Tenants include two restaurants, an office space, and various gift shops selling art work, gifts and souvenirs.



## VALUE FUND PROPERTIES (Cont'd.)



### 52 Valsayn Branch Road

52 Valsayn Branch Road is a fully tenanted office property in Trinidad. The property lies within close proximity to quick serve restaurants, schools, shopping facilities, and other social amenities with transportation readily available.

The building is currently leased to PBS Technologies (Trinidad) Limited under a triple-net agreement.

### 155-157 Tragarete Road

155-157 Tragarete Road is a fully tenanted office property in Trinidad. The property is located strategically, as it is readily accessible from the Port of Spain City Centre.

The building is currently leased to PBS Technologies (Trinidad) Limited (formerly Massy Technologies) under a triple-net agreement. PBS Technologies (Trinidad) Limited is a technology company controlled by PBS Business Solutions Limited, one of the largest integrated Information Technology sales and distribution platforms in the Caribbean and Central America.



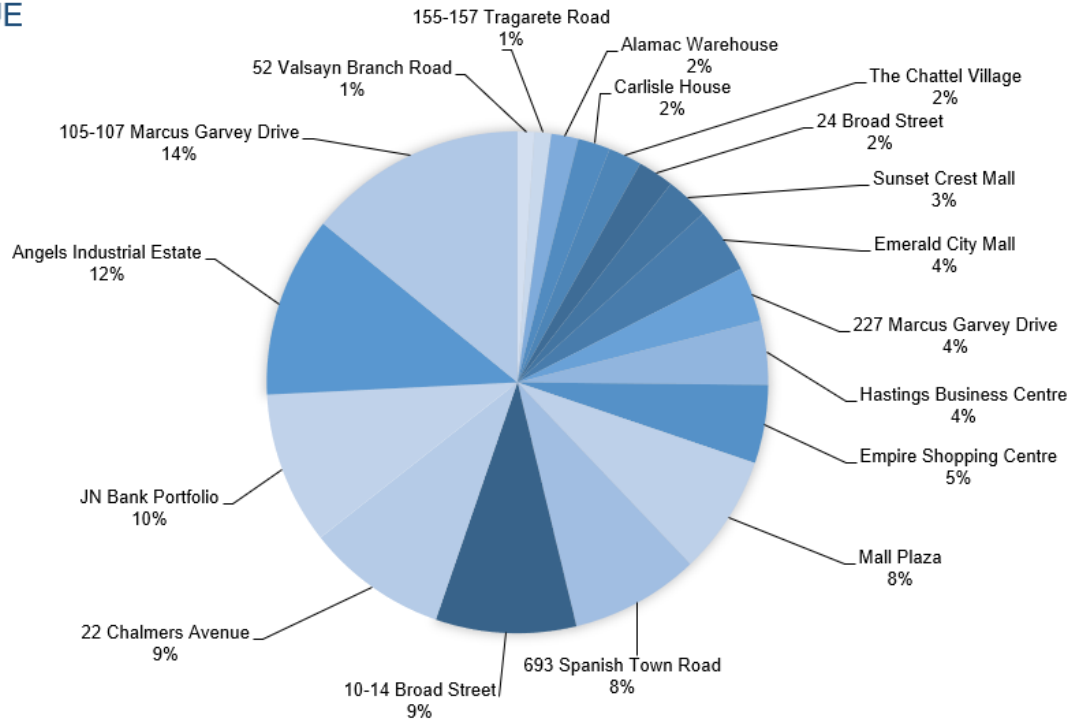
## JN Bank Commercial Real Estate Portfolio

The portfolio comprises 22 buildings with rentable space totalling approximately 267,000 square feet in Jamaica. The commercial offices spaces are leased to JN Bank Limited in a sale and leaseback transaction.

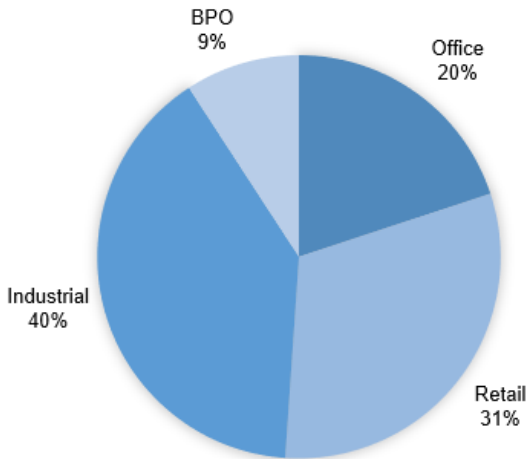


# VALUE FUND PORTFOLIO COMPOSITION<sup>1</sup>

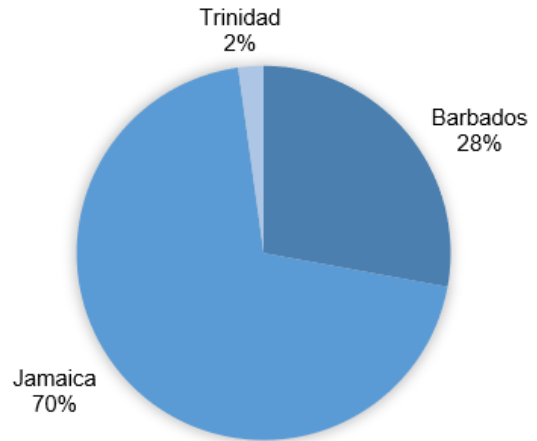
BY NET ASSET VALUE



## BY USE



## BY GEOGRAPHY



<sup>1</sup> As at September 30, 2024

## VALUE FUND SUMMARY

### Portfolio Operating Summary\*

PROPERTIES	AREA (SQ.FT)	OCCUPANCY	NORMALIZED <sup>2</sup> NOI YIELD	OWNERSHIP
10-14 Broad Street	103,131	100%	9.6%	36%
24 Broad Street	14,119	100%	10.9%	100%
Sunset Crest Mall	17,646	100%	9.0%	24%
Emerald City Mall	78,488	100%	9.4%	30%
The Chattel Village	8,038	100%	11.6%	100%
Carlisle House	48,426	28%	0.0%	100%
Empire Shopping Centre	37,318	100%	7.4%	100%
Angels Industrial Estate	120,000	100%	9.5%	100%
227 Marcus Garvey Drive	27,245	100%	7.2%	100%
Alamac Warehouse	39,093	100%	8.6%	100%
Hastings Business Centre	20,167	71%	4.3%	100%
105-107 Marcus Garvey Drive	89,134	100%	7.2%	100%
693 Spanish Town Road	75,000	100%	6.8%	100%
Mall Plaza	69,394	97%	8.1%	40%
155-157 Tragarete Road	13,738	100%	7.4%	100%
52 Valsayn Road	16,900	100%	8.5%	100%
22 Chalmers Avenue	99,015	100%	8.6%	50%
JN Bank Commercial Real Estate Portfolio	266,723	100%	8.4%	50%
<b>Total (Property Level)</b>	<b>1,143,575</b>	<b>96%</b>	<b>8.2%</b>	

\*As at September 30, 2024

<sup>2</sup> Based on steady state forecast

## FINANCIAL HIGHLIGHTS

	SEPT-24	SEPT-23
NOI attributable to shareholders	10,338,681	6,112,383
Interest expense	(2,864,223)	(1,552,628)
Interest and other income	811,462	831,540
Net interest expense of investments accounted for using the equity method	(3,898,307)	(1,501,118)
<b>FFO attributable to shareholders</b>	<b>4,387,613</b>	<b>3,890,177</b>
Fair value gains on investment properties	2,636,471	13,441,716
Foreign exchange gains/(losses)	240,812	(25,722)
Gain on bargain purchase	-	455,861
Non-cash charges of investments accounted for using the equity method	6,484,077	(283,826)
<b>Comprehensive income attributable to shareholders for the period</b>	<b>13,748,973</b>	<b>17,478,206</b>



## DEVELOPMENT FUND PROPERTIES



Holders Land, St. James, Barbados



Rockley Central Facilities, Rockley, Barbados



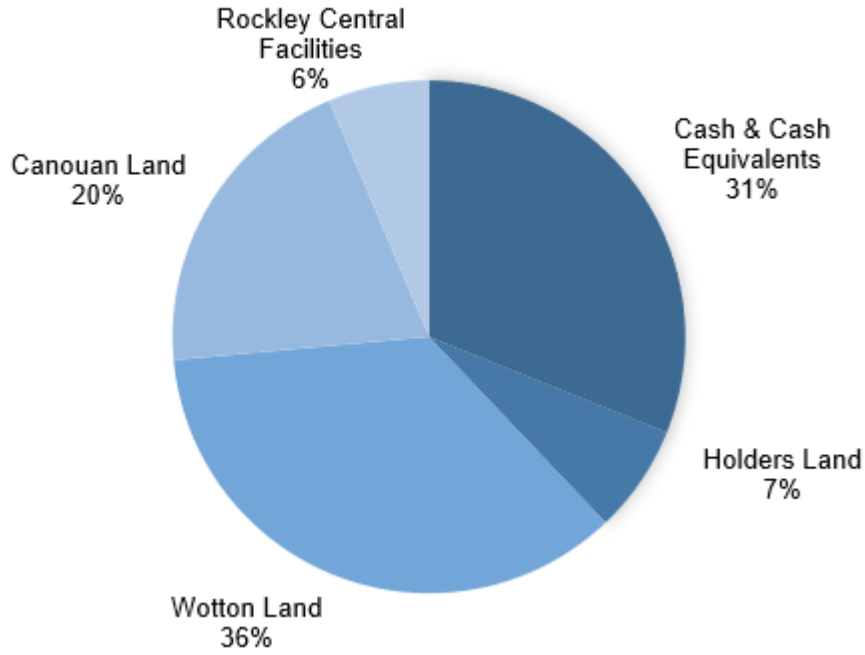
Canouan Land, Canouan, St. Vincent and the Grenadines



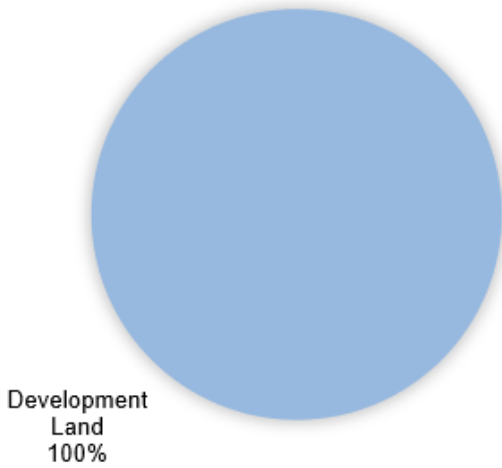
Wotton Land, Wotton, Barbados

## DEVELOPMENT FUND PORTFOLIO COMPOSITION<sup>3</sup>

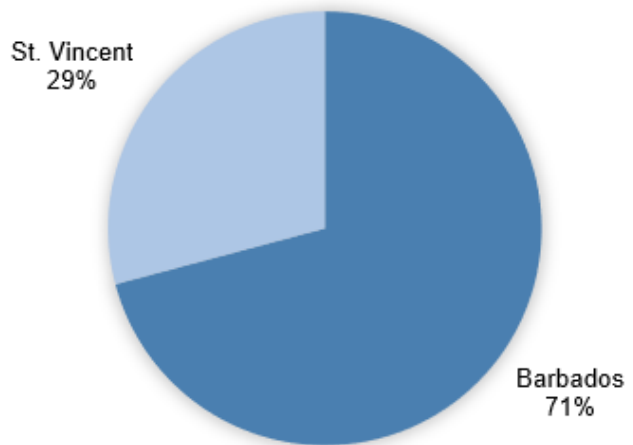
### BY VALUE



### BY USE



### BY GEOGRAPHY



<sup>3</sup> As at September 30, 2024

## LETTER TO SHAREHOLDERS

FELLOW SHAREHOLDERS,

We are pleased to report on the performance of the Eppley Caribbean Property Fund Limited SCC over the last financial year.

This year the Fund Managers continued to build upon our strategies to improve the performance of the Value Fund and the Development Fund.

The Fund Managers acquired control of the Value Fund in 2018 with a strategy to increase the size and diversity of the portfolio of regional, high-quality, income-producing commercial real estate. After six full years since the Fund Managers acquired control, we are pleased to report that our strategy continues to bear fruit, as the Fund has grown significantly in size and is now diversified across 3 different territories, 4 different usage types and 39 different properties totalling over 1.1 million in square footage.

### VALUE FUND

#### *Performance in 2024*

The Value Fund recorded comprehensive income of \$13.7 million for the financial year ended September 30, 2024, relative to the \$17.5 million recorded for financial year 2023. The decrease in comprehensive income is predominantly due to lower fair value gains on assets based on the independent valuation exercise completed as at September 2024.

The Net Operating Income (NOI) attributable to shareholders increased by approximately 69% moving from \$6.1 million in 2023 to \$10.3 million in 2024. The growth in NOI was primarily driven by income from recent acquisitions, which was not included in 2023, as well as contractually agreed rental increases and improved occupancy. This is the first time in the Fund's history that the NOI has surpassed \$10 million and is a 4.2x increase compared to the year ended September 2018, when the Fund Managers took control of the Fund.

Funds From Operations (FFO) saw a 13% increase from \$3.9 million in 2023 to \$4.4 million as at September 2024. This increase was driven by higher NOI, as well as interest expenses associated with additional debt used to finance acquisitions.

The Net Asset Value (NAV) of the Fund as at September 30, 2024, was \$131.0 million or \$0.97 per share. The NAV for the Fund has increased by 10% relative to the NAV of \$0.88 per share recorded as at September 2023.

#### *Funding and Liquidity*

The Value Fund ended the fiscal year with a strong capital base, reporting \$182.6 million in total assets as at September 30, 2024 relative to the \$157.9 million for the similar 2023 period. The Fund has \$20.3 million in cash and cash equivalents and a conservative leverage of \$48.7 million at the end of the 2024 financial year.

#### *Acquisitions and Disposals in 2024*

There were no acquisitions or disposals in 2024.

Subsequent to the year end the Fund completed the acquisition of 77,057 square feet, fully tenanted, commercial property in St. Vincent. This acquisition is the Fund's first in St. Vincent and increases our geographical footprint to 4 territories and over 1.2 million square feet.

## LETTER TO SHAREHOLDERS (Cont'd.)

### *Strategy*

The Value Fund's strategy remains anchored on the principle of scaling and regional diversification.

The Fund Managers are actively pursuing opportunities to acquire income generating real estate that meets the Fund's strategic objectives. One such opportunity was completed subsequent to the year end, as mentioned above, and will further diversify the Fund's geographic footprint to a new territory.

The Value Fund is also focused on identifying opportunities to increase NOI from our existing portfolio. The Fund will continue to work closely with its partners to optimize the use case and tenant mix for its portfolio.

The Fund Managers are actively engaged with investors to fund a pipeline of regional opportunities with the aim of expanding the portfolio and further improving the performance of the Value Fund.

We look forward to sharing developments with you should they materialize.

### *Dividend*

The Board of Directors will meet on December 27, 2024, to consider the declaration of a final dividend for the 2024 financial year.

The Value Fund continues to pay quarterly dividends in line with the Fund's dividend payment policy and seeks to distribute the majority of its FFO to its shareholders as a matter of policy. The Fund is also evaluating options to increase the amount of the interim quarterly dividend payments to provide our shareholders with liquidity prior to the end of the financial year.

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## **DEVELOPMENT FUND**

### *Performance in 2024*

The Development Fund reported a profit of \$75 thousand for the financial year ended September 2024 relative to a loss of \$210 thousand in 2023. This turnaround is attributable to the Fund Managers strategy to divest underperforming assets. The Development Fund divested two properties during the financial year.

The Development Fund recorded a net asset value of \$18.5 million or \$0.34 per share as at September 30, 2024.

### *Acquisitions and Disposals in 2024*

The Fund Managers continue to seek opportunities to divest assets at or above carrying value and identify opportunities to generate income for the Fund. The Development Fund divested two properties during the financial year, namely Limegrove Villa #6 and the Lower Estate Lots.

Limegrove is a residential townhouse, which is a part of The Grove Residences, located in Holetown Barbados. The property represented 8% of the Development Fund's portfolio as at September 2023. The Lower Estate Lots were undeveloped lands in Barbados, which represented 6% of the portfolio as at September 2023.

We expect to conclude additional divestments in the new financial year.



## LETTER TO SHAREHOLDERS (Cont'd.)

### *Funding and Liquidity*

The Development Fund ended the year with \$4.5 million in cash and cash equivalents or \$0.08 per share and has no external indebtedness.

### *Strategy*

The Development Fund remains focused on its strategy of divesting properties at or above carrying value while simultaneously minimizing expenses. The Fund Managers will be assessing opportunities for the Development Fund to earn additional returns on its cash and has already identified opportunities to improve income.

### *Dividend*

We do not intend to pay dividends from the Development Fund until we reposition its investment focus.

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The Value Fund will continue to pursue opportunities to scale and diversify its portfolio of high-quality, commercial, real estate.

At the Development Fund, we continue to divest underperforming assets at or above carrying value.

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

Sincerely,



Nicholas A. Scott (Chairman)

## CORPORATE INFORMATION

DIRECTORS	INDEPENDENT VALUERS
Nicholas A. Scott, Chairman Paul B. Scott Jeffrey Hall Melanie Subratie Sharon E. Donaldson Roger Cave Richard Luck	Property Consultancy Services David Thwaites and Associates NAI Jamaica Langford and Brown Brent Augustus & Associates Allison Pitter & Company TASC Property Appraisals
HEAD OFFICE	ATTORNEYS
First Floor, Carlisle House, Hincks Street, Bridgetown, Barbados	Clarke Gittens Farmer Fraser Law DunnCox Patterson Mair Hamilton
FUND MANAGER	BANKERS
Eppley Fund Managers Limited	CIBC First Caribbean International Bank National Commercial Bank Ja. Ltd. First Citizens Bank Barbados Ltd.



## SHAREHOLDINGS

Directors shareholdings in the Fund including connected parties as of September 30, 2024, is as follows:

	VALUE FUND		DEVELOPMENT FUND	
	Direct	Connected*	Direct	Connected*
Nicholas A. Scott	1,742	27,617,679	-	25,651,212
Paul B. Scott	-	27,584,679	-	25,651,212
Melanie M. Subratie	-	28,003,158	-	25,651,212
Sharon E. Donaldson	30,550	27,584,679	-	25,651,212
Roger M. Cave	10,000	-	10,000	-
Jeffrey M. Hall	-	-	-	-
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, 2024, are as follows:

VALUE FUND		
Eppley Fund Managers Limited	25,285,470	18.7%
JCS D Trustee Services Ltd - Sigma Equity	10,827,190	8.0%
3119, SJIML A/C	8,858,784	6.5%
The ATL Group Pension Fund Trustees Nominee Ltd	8,622,274	6.4%
Fortress Caribbean Pension Fund Ltd - AA	5,650,158	4.2%
Guardian Life Limited	4,387,590	3.2%
Coconut Industry Board	3,548,360	2.6%
NCB Insurance Agency and Fund Managers Ltd WT160	3,087,493	2.3%
NCB Insurance Agency and Fund Managers Ltd WT157	3,087,315	2.3%
Fortress Mutual Fund Limited	2,840,877	2.1%

DEVELOPMENT FUND		
Eppley Fund Managers Limited	25,651,212	47.20%
Fortress Mutual Fund Limited	3,046,777	5.61%
Fortress Caribbean Pension Fund Ltd - AA	2,843,954	5.23%
CBB Staff Pension (Employer Portfolio)	936,078	1.72%
Fortress Caribbean Pension Fund Ltd - CC	543,038	1.00%
General Stores & Warehousing Ltd.	500,000	0.92%
Barbados Diocesan Pension Fund	416,667	0.77%
Jenner Holdings Corp.	410,500	0.76%
Short, Walter Richard & Short, Leeza, Mrs.	382,092	0.70%
Woodland Revocable Trust 1	306,125	0.56%

## PROFILES OF THE BOARD OF DIRECTORS



**Nicholas A. Scott, Chairman**

Mr. Nicholas Scott is the Vice Chairman of Eppley Limited and a director of Eppley Fund Managers Limited. Mr. Scott is also the Chief Investment Officer of the Musson Group and a Director of Musson and most of its major subsidiaries and affiliates. Mr. Scott is the Chairman of the Student Loan Bureau and a former Vice-President of the Private Sector Organization of Jamaica. He holds a B.Sc. in Economics from the Wharton School at the University of Pennsylvania, an M.B.A. from Columbia Business School and an M.P.A. from the Harvard Kennedy School of Government.

**Paul B. Scott**

Mr. P.B. Scott is the Chairman of Eppley Limited and a director of Eppley Fund Managers Limited. Mr. Scott is also Chairman, Chief Executive Officer and the principal shareholder of the Musson Group. His chairmanship extends to all of Musson's subsidiaries and affiliates; namely Seprod Limited, Productive Business Solutions Limited, General Accident Insurance Company, Facey Group Limited and T. Geddes Grant. He serves as the Chairman of the Development Bank of Jamaica and as Honorary Consul General for the Republic of Guatemala to Jamaica and is a former President of the Private Sector Organization of Jamaica. In 2017 he received the Order of Distinction Commander Class. In 2023, he was awarded the Order of Jamaica, the country's second highest civilian honour in recognition of his contributions to economic development and outstanding leadership in the business sector.



**Jeffrey M. Hall**

Mr. Jeffrey Hall was appointed Chief Executive Officer of Pan Jamaica Group Limited in 2023 following the successful completion of the amalgamation of the material businesses of Jamaica Producers Group Limited ('JP') and PanJam Investment Limited ('PanJam'). Mr. Hall serves as Executive Chairman of the Board of Pan Jamaica Group Limited, the Chairman of Kingston Wharves, Lumber Depot Ltd and Blue Power Group. Mr. Hall received his Bachelor of Arts degree in Economics from Washington University, his master's degree in Public Policy from Harvard University and his Juris Doctorate from Harvard Law School. In 2022 he received the Order of Distinction Commander Class for his service to the business community in Jamaica and the Caribbean.



**Melanie M. Subratie**

Mrs. Melanie Subratie is the Deputy Chairman of Musson (Jamaica) Limited and is the Chairman and CEO of Felton Property Management and Stanley Motta Limited, the owner of the largest IT park in the English-speaking Caribbean. Additionally, she is the Executive Chairman of the Musson Foundation and the Seprod Foundation, and she is the Vice Chairman of General Accident Insurance Company Ltd. and T.Geddes Grant Ltd. Mrs. Subratie is also the Chairman of JAMPRO, a Director of Facey Group, Interlinc Limited, Eppley Limited, PBS Group and all its subsidiaries, Seprod Ltd and all its subsidiaries. As an angel investor, Mrs. Subratie is also a Director of First Angels and Bookfusion Ltd. Mrs. Subratie holds a B.Sc. (Hons) from the London School of Economics.



## PROFILES OF THE BOARD OF DIRECTORS (Cont'd.)



### **Roger M. Cave**

Mr. Roger Cave is the founder and Investment Director of Fortress Fund Managers and has managed the Fortress mutual funds since 1996. Prior to founding Fortress, Mr. Cave worked with Coopers & Lybrand in Toronto and PriceWaterhouse in Barbados, as well as the Commonwealth Development Corporation in Barbados. He is a non-executive director of various organizations including Cave Shepherd & Company, SigniaGlobe Financial Group, DGM Financial Group and Overseas Asset Management. Mr. Cave is a CFA Charterholder and a Chartered Accountant.

### **Sharon E. Donaldson**

Ms. Sharon Donaldson has been the Managing Director for General Accident since 2001. In addition to her responsibilities at General Accident, Ms. Donaldson serves as a Director of Musson and Eppley. She is a Director of 138 Student Living, Jamaica Environment Trust, and Paramount Trading Jamaica and is a former member of the Jamaica Anti-Doping Commission. Ms. Donaldson holds an L.L.B from the University of London and an M.B.A. from University of Wales.



### **Richard A. Luck**

Mr. Richard Luck is the Regional Finance Director and Chief Financial Officer of the Unicomer Caribbean Group. He joined the Board of COURTS (Jamaica) in 2005 as Finance Director/Company Secretary and was a part of the team that transitioned the company through the acquisition of the Caribbean business by the Unicomer Group in 2006. Mr. Luck currently sits on the boards of the group's Guyana and Belize subsidiaries and is a member of the Regional Executive Committee for the Caribbean.



## INVESTMENT MANAGER

Eppley Fund Managers Limited is the investment manager for the Value Fund and is a wholly-owned subsidiary of Eppley Limited. Eppley Limited is a publicly traded investment company focused on credit, mezzanine, real estate, and infrastructure opportunities throughout the Caribbean and Central America. Eppley Limited invests on its own account and on behalf of investors in its funds.

Eppley Limited was founded in 1973 as Orrett and Musson Investment Company Limited. In 2013, its name was changed to Eppley Limited and its shares were listed on the JSE. Eppley Limited is formerly a subsidiary of Musson (Jamaica) Limited ("Musson"), a successor to S.P. Musson Son & Company Ltd., one of the six companies that formed Massy (Barbados) Ltd. (formerly Barbados Shipping and Trading Limited), a company incorporated under the laws of Barbados.

Eppley Limited's team is comprised of professionals with extensive experience in investments, finance and accounting throughout the Caribbean. Eppley Limited's team has worked together to invest in credit, mezzanine and real estate and infrastructure asset classes and has collaborated for many years to successfully manage capital for some of the most prominent institutional investors in the region.

Eppley Limited has a track record of delivering attractive returns by applying a consistent investment philosophy, strategy, and process across different asset classes. Since its IPO in July 2013, Eppley Limited has produced compound average annual returns to its investors of 37% including dividends and the appreciation in the price of its shares. Eppley Limited's earnings are primarily composed of income it earns on its proprietary investment portfolio complemented by the recurring fees earned managing or administering assets in its real estate, mezzanine and infrastructure strategies.

Eppley Limited also participates in infrastructure investments. For instance, it manages and owns a stake in North Star Development Jamaica (Water) Limited, an owner and operator of well, pump, storage and pipeline system that has been the exclusive provider of drinking water to the University of West Indies Mona Campus since December 2016.

Eppley Limited is a value investor and seeks opportunities to deploy capital where value exceeds purchase price and where returns exceed risk of loss. To find these opportunities, Eppley Limited focuses on private markets like real estate, infrastructure and credit where inefficiencies are most pronounced and where its strengths of originating, negotiating and structuring investments are most highly rewarded.

As its appointed investment manager, Eppley Fund Managers Limited continues to bring this approach and experience to the management of the Company.



## PROFILES OF FUND MANAGERS



### **Raymond Donaldson**

Mr. Raymond Donaldson is the Chief Executive Officer of Eppley Limited. Mr. Donaldson is a director of Eppley and a number of its subsidiaries and affiliated companies. Mr. Donaldson has over twenty years of experience in banking and finance across the Caribbean region. He has served as the Director of Corporate and Investment Banking in the Bahamas and Turks and Caicos at CIBC FirstCaribbean. Prior to his transition to Eppley, Mr. Donaldson served as the Vice President of Corporate and Commercial Banking at National Commercial Bank Jamaica Limited. He holds a M.Sc. in Economics from the University of the West Indies. He also holds a B.Sc. in Economics, coupled with a minor degree in International Relations and Statistics, from the University of the West Indies.

### **Denise Gallimore**

Ms. Denise Gallimore is a Vice President of Eppley Limited and is responsible for Eppley's real estate and infrastructure businesses, including management of the Eppley Caribbean Property Fund portfolio. Ms. Gallimore has over 20 years of experience in the financial services industry in Jamaica spanning both the private and public sectors. Prior to joining Eppley Limited, Ms. Gallimore was a manager in public, private partnership and privatization division of the Development Bank of Jamaica where she successfully completed over US\$500 million of divestments and other transactions. Ms. Gallimore holds an M.B.A. and B.Sc. in Accounting and Management Studies from the University of the West Indies.



### **Jacquelin Watson**

Mrs. Jacquelin Watson is the Group Chief Financial Officer of Eppley Limited and is responsible for Eppley Limited's accounting, finance, reporting and treasury functions. Her management extends to all of Eppley's subsidiaries and affiliates across the region including the Caribbean Mezzanine Fund and Eppley Caribbean Property Fund. Mrs. Watson was formerly an accounting professional at General Accident and Columbus Communications. She is a Chartered Accountant and holds an M.Sc. in Professional Accounting from the University of London.

## DIVIDEND POLICY

The Value Fund's dividend policy is designed to mirror the approach used by private owners of commercial property. That is, the Value Fund seeks to distribute the vast majority of its buildings' rental income net of its operating expenses, financing costs and planned capital expenditures to shareholders each year.

The Directors therefore pursue a dividend policy providing for an annual dividend of between 75% and 100% of Funds from Operations ("FFO") after taxes available for distribution subject to the need for reinvestment in the Fund from time to time.

Under the Caricom Treaty all dividends declared by the Value Fund, a Barbadian company, to residents of Trinidad and Tobago are expected to be paid without any withholding taxes.

All Value Fund dividends are paid to Value Fund Shareholders by the Barbados Central Securities Depository Inc., the Value Fund's registrar and paying agent. Currently, the Barbados Central Securities Depository Inc. converts dividends payable to Value Fund Shareholders outside of Barbados to the respective local currency of the Value Fund Shareholder's country of residence or alternatively to United States dollars. The Barbados Central Securities Depository Inc. then mails dividend cheques denominated in each respective currency to each Value Fund Shareholder resident outside of Barbados.

## Statement on Borrowing Restrictions

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

According to By-Laws No.1 of the Fund dated September 26, 2013, the following borrowing restriction is placed on the Fund:

Paragraph 7 of the By-Laws No. 1 dated September 26, 2013

*7.1. The Fund may not borrow money, except from banks or other licensed financial institutions, in amounts exceeding 60% of the value of the Fund's total assets at the time of borrowing. The Fund may not pledge or hypothecate any of its assets, except in connection with permitted borrowing in amounts not exceeding 60% of the value of the Fund's total assets at the time of such borrowing. The powers conferred by this By-Law shall be in supplement to and not in substitution for any powers to borrow money for the purposes of the Company possessed by its directors or officers independently of a borrowing By-Law.*

Given the Intention, the borrowing restrictions with respect to exceeding 60% of the value of the Fund's total assets at the time of the borrowing will not apply as the Fund, as at the date of the publication of its annual results for financial year 2024, continues to be as at the date of this letter in compliance with the By-Laws.



# FINANCIAL STATEMENTS

## & INDEPENDENT AUDITOR'S REPORT

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# **Eppley Caribbean Property Fund Limited SCC**

Consolidated Financial Statements  
**For the year ended September 30, 2024**  
(Expressed in Barbados dollars)





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## **INDEPENDENT AUDITOR'S REPORT**

### **TO THE SHAREHOLDERS OF EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC**

#### **Report on the Audit of the Consolidated Financial Statements**

##### **Opinion**

We have audited the consolidated financial statements of Eppley Caribbean Property Fund Limited 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 2024, and the consolidated statements of income and 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 material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Group as at 30 September 2024 and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board.

##### **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 LIMITED SCC**

**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>
<b>Valuation of investment properties and real estate available for re–sale</b>	
<p>In the Value Fund, approximately 57% of the total assets are investment properties. Investment properties are measured at fair value, as determined by specialists engaged by management.</p> <p>Approximately 38% of the total assets of the Development Fund are real estate available for re–sale. Real estate available for re–sale is measured at the lower of cost and net realizable value.</p> <p>Due to the level of subjectivity involved in the valuation process, we have deemed this area a key audit matter.</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 2024 Annual Report**

Other information consists of the information included in the Group’s 2024 Annual Report, other than the consolidated financial statements and our auditor’s report thereon. Management is responsible for the other information. The Group’s 2024 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 LIMITED SCC**

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

##### **Responsibilities of Management and the Audit Committee for the Consolidated Financial Statements**

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards, 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 is 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 LIMITED SCC**

#### **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: (Continued)

- 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 LIMITED SCC**

#### **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, 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 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, 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 Chantal Bachu.

*Ernst & Young Ltd*

Barbados  
29 December 2024

# Eppley Caribbean Property Fund Limited SCC

## Consolidated Statement of Financial Position

As at September 30, 2024

(expressed in Barbados dollars)

	Notes	2024 \$	2023 \$
<b>Value Fund</b>			
<b>Assets</b>			
Intangibles	13	475	1,108
Investment properties	5	103,614,148	98,166,390
Investments in associated companies and joint arrangements	8	45,130,706	37,984,798
Investment securities	12	10,448,533	10,548,534
Accounts receivable and other current assets	11	1,406,489	592,139
Due from related parties	19	1,587,926	1,133,876
Taxation prepaid		147,288	129,121
Cash and cash equivalents	9	20,269,962	9,355,875
<b>Total assets</b>		<b>182,605,527</b>	<b>157,911,841</b>
<b>Liabilities</b>			
Loans payable	15	48,628,539	35,484,533
Accounts payable and accrued expenses	14	1,771,808	1,746,803
Security and advance deposits		885,378	549,226
Deferred taxation	22	203,355	223,193
Taxation payable		137,175	87,655
<b>Total liabilities</b>		<b>51,626,255</b>	<b>38,091,410</b>
<b>Total assets less liabilities</b>		<b>130,979,272</b>	<b>119,820,431</b>
<b>Equity</b>			
<b>Share capital and reserves attributable to the Group's shareholders</b>			
Share capital	20	92,251,580	92,253,097
Other reserves		2,176,931	470,064
Retained earnings		36,550,761	27,097,270
<b>Total shareholders' funds</b>		<b>130,979,272</b>	<b>119,820,431</b>
<b>Net asset value per share</b>	23	<b>\$0.97</b>	<b>\$0.88</b>

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

Approved by the Board of Directors on December 24, 2024.

 Director

 Director



# Eppley Caribbean Property Fund Limited SCC

Consolidated Statement of Financial Position ...continued

As at September 30, 2024

(expressed in Barbados dollars)

	Notes	2024 \$	2023 \$
<b>Development Fund</b>			
<b>Assets</b>			
Real estate available for re-sale	6	7,056,514	9,123,684
Investments in associated companies and joint arrangements	8	2,902,523	3,970,087
Loan receivable	10	3,332,979	4,405,053
Accounts receivable and other current assets	11	1,447,768	439,396
Cash and cash equivalents	9	4,492,733	1,110,128
<b>Total assets</b>		<b>19,232,517</b>	<b>19,048,348</b>
<b>Liabilities</b>			
Accounts payable and accrued expenses	14	101,330	79,801
Security and advance deposits		–	39,371
Due to related parties	19	651,980	524,995
<b>Total liabilities</b>		<b>753,310</b>	<b>644,167</b>
<b>Total assets less liabilities</b>		<b>18,479,207</b>	<b>18,404,181</b>
<b>Equity</b>			
<b>Share capital and reserves attributable to the Group's shareholders</b>			
Share capital	20	28,626,291	28,626,291
Accumulated deficit		(10,147,084)	(10,222,110)
<b>Total shareholders' funds</b>		<b>18,479,207</b>	<b>18,404,181</b>
<b>Net asset value per share</b>	23	<b>\$0.34</b>	<b>\$0.34</b>

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

Approved by the Board of Directors on December 24, 2024.

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director

# Eppley Caribbean Property Fund Limited SCC

## Consolidated Statement of Changes in Equity

For the year ended September 30, 2024

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(expressed in Barbados dollars)

	Attributable to Fund shareholders			Total equity \$
	Share capital \$	Other reserves \$	Retained earnings \$	
<b>Value Fund</b>				
<b>Balance at September 30, 2022</b>	<b>92,610,581</b>	<b>546,248</b>	<b>13,494,489</b>	<b>106,651,318</b>
Dividends declared 2.28 and 0.15 cents per share (note 16)	–	–	(3,914,506)	(3,914,506)
Repurchase of issued shares	(357,484)	–	39,081	(318,403)
Translation reserves	–	(76,184)	–	(76,184)
Total comprehensive income for the year	–	–	17,478,206	17,478,206
<b>Balance at September 30, 2023</b>	<b>92,253,097</b>	<b>470,064</b>	<b>27,097,270</b>	<b>119,820,431</b>
Dividends declared 0.25 and 2.27 cents per share (note 16)	–	–	(4,295,850)	(4,295,850)
Repurchase of issued shares	(1,517)	–	368	(1,149)
Translation reserves	–	1,706,867	–	1,706,867
Total comprehensive income for the year	–	–	13,748,973	13,748,973
<b>Balance at September 30, 2024</b>	<b>92,251,580</b>	<b>2,176,931</b>	<b>36,550,761</b>	<b>130,979,272</b>

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, 2024

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(expressed in Barbados dollars)

	Attributable to Fund shareholders		
	Share capital \$	Accumulated deficit \$	Total equity \$
<b>Development Fund</b>			
<b>Balance at September 30, 2022</b>	28,626,291	(10,012,535)	18,613,756
Total comprehensive loss for the year	–	(209,575)	(209,575)
<b>Balance at September 30, 2023</b>	<b>28,626,291</b>	<b>(10,222,110)</b>	<b>18,404,181</b>
Total comprehensive income for the year	–	75,026	75,026
<b>Balance at September 30, 2024</b>	<b>28,626,291</b>	<b>(10,147,084)</b>	<b>18,479,207</b>

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

# Eppley Caribbean Property Fund Limited SCC

Consolidated Statement of Income and Other Comprehensive Income/(Loss)

For the year ended September 30, 2024

(expressed in Barbados dollars)

	Notes	2024 \$	2023 \$
<b>Value Fund</b>			
<b>Revenue</b>			
Net rental income	17	5,773,557	4,333,820
Fair value gains on investment property	5	2,636,471	13,441,716
Share of profit of investments accounted for using the equity method	8	9,742,781	2,472,234
Gain on bargain purchase		–	455,861
Interest income calculated using the effective interest rate method		811,462	831,540
<b>Total investment income</b>		<b>18,964,271</b>	<b>21,535,171</b>
<b>Expenses</b>			
Interest expense		2,864,223	1,552,628
Fund management fees	19	899,438	809,965
Investment advisor fees	19	899,438	809,965
Professional fees		546,135	525,273
Directors and subcommittee fees	19	6,960	6,800
Office and administrative expenses		99,919	90,212
Net foreign exchange (gain)/loss		(240,812)	25,722
<b>Operating expenditure</b>		<b>5,075,301</b>	<b>3,820,565</b>
<b>Profit before taxation</b>		<b>13,888,970</b>	<b>17,714,606</b>
Taxation	21	(139,997)	(236,400)
<b>Net profit for the year</b>		<b>13,748,973</b>	<b>17,478,206</b>
<b>Other comprehensive income/(loss):</b>			
<i>Items that will not be reclassified to profit or loss</i>			
Exchange differences on translation of foreign operations		1,706,867	(76,184)
<b>Total comprehensive income for the year</b>		<b>15,455,840</b>	<b>17,402,022</b>
<b>Earnings per share – basic and diluted</b>	23	<b>\$0.10</b>	<b>\$0.13</b>

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

# Eppley Caribbean Property Fund Limited SCC

Consolidated Statement of Income and Other Comprehensive Income/(Loss).....*continued*

For the year ended September 30, 2024

(expressed in Barbados dollars)

	Notes	2024 \$	2023 \$
<b>Development Fund</b>			
<b>Revenue</b>			
Share of loss of investments accounted for using the equity method	8	(70,810)	(23,603)
Interest income calculated using the effective interest rate method		417,935	25,053
<b>Total investment income</b>		<b>347,125</b>	<b>1,450</b>
<b>Expenses</b>			
Fair value gains on real estate available for re-sale	6	(230,114)	(28,507)
Net carrying costs of real estate available for re-sale	18	126,617	119,542
Professional fees		84,605	105,768
Fund management fees	19	135,177	153,180
Investment advisor fees	19	135,177	153,180
Net gains on sale of real estate available for re-sale	18	(15,842)	(297,390)
Directors and sub-committee fees	19	1,040	1,200
Office and administrative expenses		5,389	4,052
Foreign exchange loss		30,050	—
<b>Operating expenditure</b>		<b>272,099</b>	<b>211,025</b>
<b>Net income/(loss) for the year</b>		<b>75,026</b>	<b>(209,575)</b>
<b>Attributable to:</b>			
Cellular property fund shareholders		75,026	(209,575)
<b>Total comprehensive income/(loss) for the year</b>		<b>75,026</b>	<b>(209,575)</b>
<b>Income per share – basic and diluted</b>	23	<b>\$0.00</b>	<b>\$0.00</b>

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, 2024

(expressed in Barbados dollars)

Value Fund	Notes	2024 \$	2023 \$
<b>Cash flows from operating activities</b>			
Profit before taxation		13,888,970	17,714,606
Adjustments for:			
Fair value gains on investment property	5	(2,636,471)	(13,441,716)
Net foreign exchange (gain)/loss		(240,812)	25,722
Share of gains of investments accounted for using the equity method	8ii	(9,742,781)	(2,472,234)
Gain on bargain purchase		–	(455,861)
Depreciation		633	243
Interest income		(811,462)	(831,540)
Interest expense		2,864,223	1,552,628
<b>Operating income before working capital changes</b>		<b>3,322,300</b>	<b>2,091,848</b>
Net (increase)/decrease in accounts receivable and prepaid expenses		(780,060)	111,600
Decrease in loans receivable		–	1,740,000
Increase in accounts payable and accrued expenses		77,314	643,845
Increase in security and advance deposits		397,331	138,801
Net increase in due to/from related parties		(454,050)	(405,422)
Additions to investment properties	5	(2,493,531)	(1,330,030)
Cash generated from operations		69,304	2,990,642
Interest received		911,463	767,798
Interest paid		(2,822,641)	(1,374,129)
Tax paid		(124,660)	(328,194)
<b>Net cash (used in)/generated from operating activities</b>		<b>(1,966,534)</b>	<b>2,056,117</b>
<b>Cash flows from investing activities</b>			
Investment in associated companies	8ii	–	(5,160,001)
Distributions from associated companies	8ii	2,157,019	2,263,345
Acquisition of subsidiary		–	(4,934,794)
<b>Net cash generated from/(used in) investing activities</b>		<b>2,157,019</b>	<b>(7,831,450)</b>
<b>Cash flows from financing activities</b>			
Shares repurchased		(1,149)	(318,403)
Dividends paid	16	(4,295,850)	(3,914,506)
Loans received		19,504,967	13,713,878
Loans repaid		(6,076,720)	(2,718,424)
Restricted cash for debt repayment		(275,560)	(1,116,964)
<b>Net cash generated from financing activities</b>		<b>8,855,688</b>	<b>5,645,581</b>
<b>Net increase in cash and cash equivalents</b>		<b>9,046,173</b>	<b>(129,752)</b>
<b>Effects of foreign exchange rates changes on cash and cash equivalents</b>		<b>1,592,354</b>	<b>202,677</b>
<b>Cash and cash equivalents – beginning of year</b>		<b>8,238,911</b>	<b>8,165,986</b>
<b>Cash and cash equivalents – end of year</b>	9	<b>18,877,438</b>	<b>8,238,911</b>

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, 2024

(expressed in Barbados dollars)

<b>Development Fund</b>	<b>Notes</b>	<b>2024</b> \$	<b>2023</b> \$
<b>Cash flows from operating activities</b>			
Net income/(loss) for the year		75,026	(209,575)
Adjustments for:			
Share of loss of investments accounted for using the equity method	<b>8</b>	70,810	23,603
Net gain on sale of real estate available for re-sale	<b>18</b>	(15,842)	(297,390)
Fair value gain on real estate available for re-sale	<b>6</b>	(230,114)	(28,507)
Interest income		(417,935)	(25,053)
Foreign exchange loss		30,050	–
<b>Operating loss before working capital changes</b>		<b>(488,005)</b>	<b>(536,922)</b>
Increase in accounts receivable and prepaid expenses		(1,008,372)	(9,618)
Increase/(decrease) in accounts payable and accrued expenses		21,529	(6,515)
Decrease in security and advance deposits		(39,371)	(24,379)
Net increase in due to related parties		126,985	345,302
Net proceeds from sale of real estate available for re-sale		2,313,126	4,203,874
Loans disbursed		(2,354,887)	(4,380,000)
Loan payments received		3,491,159	–
<b>Cash generated from/(used in) operations</b>		<b>2,062,164</b>	<b>(408,258)</b>
Interest received		353,737	–
<b>Net cash generated from/(used in) operating activities</b>		<b>2,415,901</b>	<b>(408,258)</b>
<b>Cash flows from investing activities</b>			
Distributions from associated companies	<b>8ii</b>	996,754	–
<b>Net cash generated by investing activities</b>		<b>996,754</b>	<b>–</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>3,412,655</b>	<b>(408,258)</b>
<b>Cash and cash equivalents – beginning of year</b>		<b>1,110,128</b>	<b>1,518,386</b>
<b>Net effect of foreign exchange on cash and cash equivalents</b>		<b>(30,050)</b>	<b>–</b>
<b>Cash and cash equivalents – end of year</b>	<b>9</b>	<b>4,492,733</b>	<b>1,110,128</b>

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, 2024**

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(expressed in Barbados dollars)

## 1 Incorporation and principal activities

Eppley Caribbean Property Fund Limited SCC (formerly Fortress Caribbean Property Fund Limited SCC) (“the Company”) 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 Company 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.

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 2019, there was an additional issuance of 15,447,465 units at Net Asset Value per share of J\$51.79.

The Group maintains its registered office at 1<sup>st</sup> 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 realise 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 24, 2024.



# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material 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 IFRS Accounting Standards as issued by the International Accounting Standards Board. 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, investment properties which are carried at fair value and real estate available for re-sale which are carried at the lower of cost and net realisable value.

The preparation of consolidated financial statements in conformity with IFRS Accounting Standards 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. None of these new standards, interpretations and amendments are relevant to the Company or to its operations apart from the following:

- **Disclosure of Accounting Policies – Amendments to IAS 1 and IFRS Practice Statement 2** (Effective for annual periods beginning on or after January 1, 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.
- **Definition of Accounting Estimates – Amendments to IAS 8** (Effective for annual periods beginning on or after January 1, 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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material 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***

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning on or after January 1, 2024, and have not been applied in preparing these consolidated financial statements. The Group is assessing the impact that these standards will have on the consolidated financial statements when they are adopted. These are as follows:

- **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.
- **Lease Liability in a Sale and Leaseback – Amendments to IFRS 16** (Effective for annual periods beginning on or after January 1, 2024). In September 2022, the Board issued Lease Liability in a Sale and Leaseback (Amendments to IFRS 16). The amendment to IFRS 16 Leases specifies the requirements that a seller–lessee uses in measuring the lease liability arising in a sale and leaseback transaction, to ensure the seller–lessee does not recognise any amount of the gain or loss that relates to the right of use it retains.
- **Classification of Liabilities as Current or Non–current – Amendments to IAS 1** (Effective for annual periods beginning on or after January 1, 2024). 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

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material 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*

- **Disclosures: Supplier Finance Arrangements – Amendments to IAS 7 and IFRS 7** (Effective for annual periods beginning on or after January 1, 2024). In May 2023, the Board issued amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures.

The amendments specify disclosure requirements to enhance the current requirements, which are intended to assist users of financial statements in understanding the effects of supplier finance arrangements on an entity's liabilities, cash flows and exposure to liquidity risk.

- **Lack of Exchangeability – Amendments to IAS 21** (Effective for annual periods beginning on or after January 1, 2025). In August 2023, the Board issued Lack of Exchangeability (Amendments to IAS 21). The amendment to IAS 21 specifies how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. A currency is considered to be exchangeable into another currency when an entity is able to obtain the other currency within a time frame that allows for a normal administrative delay and through a market or exchange mechanism in which an exchange transaction would create enforceable rights and obligations. If a currency is not exchangeable into another currency, an entity is required to estimate the spot exchange rate at the measurement date. When applying the amendments, an entity cannot restate comparative information.
- **Classification and Measurement of Financial Instruments - Amendments to IFRS 9 and IFRS 7** (Effective for annual periods beginning on or after 1 January 2026). In May 2024, the Board issued Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7), which:
  - Clarifies that a financial liability is derecognised on the 'settlement date', i.e., when the related obligation is discharged, cancelled, expires or the liability otherwise qualifies for derecognition. It also introduces an accounting policy option to derecognise financial liabilities that are settled through an electronic payment system before settlement date if certain conditions are met.
  - Clarified how to assess the contractual cash flow characteristics of financial assets that include environmental, social and governance (ESG)-linked features and other similar contingent features
  - Clarifies the treatment of non-recourse assets and contractually linked instruments
  - Requires additional disclosures in IFRS 7 for financial assets and liabilities with contractual terms that reference a contingent event (including those that are ESG-linked), and equity instruments classified at fair value through other comprehensive income

The publication of the amendments concludes the classification and measurement phase of the IASB's post implementation review (PIR) of IFRS 9 Financial Instruments.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material 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*

- **IFRS 18 – Presentation and Disclosure in Financial Statements** (Effective for annual periods beginning on or after 1 January 2027). In April 2024, the Board issued IFRS 18 Presentation and Disclosure in Financial Statements which replaces IAS 1. IFRS 18 introduces new categories and subtotals in the statement of profit or loss. It also requires disclosure of management-defined performance measures (as defined) and includes new requirements for the location, aggregation and disaggregation of financial information. For the purposes of classifying its income and expenses into the categories required by IFRS 18, an entity will need to assess whether it has a ‘main business activity’ of investing in assets or providing financing to customers, as specific classification requirements will apply to such entities. IFRS 18 introduces the concept of a management-defined performance measure (MPM) which it defines as a subtotal of income and expenses that an entity uses in public communications outside financial statements, to communicate management’s view of an aspect of the financial performance of the entity as a whole to users. IFRS 18 differentiates between ‘presenting’ information in the primary financial statements and ‘disclosing’ it in the notes, and introduces a principle for determining the location of information based on identified ‘roles’ of the primary financial statements and the notes.
- **IFRS 19 - Subsidiaries without Public Accountability: Disclosures** (Effective for annual periods beginning on or after 1 January 2027). In May 2024, the Board issued IFRS 19 Subsidiaries without Public Accountability: Disclosures (IFRS 19), which allows eligible entities to elect to apply reduced disclosure requirements while still applying the recognition, measurement and presentation requirements in other IFRS accounting standards. Unless otherwise specified, eligible entities that elect to apply IFRS 19 will not need to apply the disclosure requirements in other IFRS accounting standards. An entity applying IFRS 19 is required to disclose that fact as part of its general IFRS accounting standards compliance statement. IFRS 19 requires an entity whose financial statements comply with IFRS accounting standards including IFRS 19 to make an explicit and unreserved statement of such compliance.
- **Annual Improvements to IFRS Accounting Standards - Volume 11:**
  - **IFRS 7 Financial Instruments: Disclosures – (Gain or Loss on Derecognition)** The amendments update the language on unobservable inputs in paragraph B38 of IFRS 7 and include a cross reference to paragraphs 72 and 73 of IFRS 13 Fair Value Measurement. An entity applies the amendments for annual reporting periods beginning on or after 1 January 2026. Earlier application is permitted.
  - **IFRS 9 Financial Instruments – (Lessee Derecognition of Lease Liabilities)** Paragraph 2.1 of IFRS 9 has been amended to clarify that, when a lessee has determined that a lease liability has been extinguished in accordance with IFRS 9, the lessee is required to apply paragraph 3.3.3 and recognise any resulting gain or loss in profit or loss. However, the amendment does not address how a lessee distinguishes between a lease modification as defined in IFRS 16 and an extinguishment of a lease liability in accordance with IFRS 9. An entity applies the amendments for annual reporting periods beginning on or after 1 January 2026. Earlier application is permitted.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material 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*

- **Annual Improvements to IFRS Accounting Standards - Volume 11:...***continued*
  - **IFRS 9 Financial Instruments** – (Transaction Price) Paragraph 5.1.3 of IFRS 9 has been amended to replace the reference to 'transaction price as defined by IFRS 15 Revenue from Contracts with Customers' with 'the amount determined by applying IFRS 15'. The use of the term 'transaction price' in relation to IFRS 15 was potentially confusing and so it has been removed. The term was also deleted from Appendix A of IFRS 9. An entity applies the amendments for annual reporting periods beginning on or after 1 January 2026. Earlier application is permitted.
  - **IFRS 10 Consolidated Financial Statements** – (Determination of a 'De Facto Agent') Paragraph B74 of IFRS 10 has been amended to clarify that the relationship described in paragraph B74 is just one example of various relationships that might exist between the investor and other parties acting as de facto agents of the investor. The amendments are intended to remove the inconsistency with the requirement in paragraph B73 for an entity to use judgement to determine whether other parties are acting as de facto agents. An entity applies the amendments for annual reporting periods beginning on or after 1 January 2026. Earlier application is permitted.
  - **IAS 7 Statement of Cash Flows** – (Cost Method) Paragraph 37 of IAS 7 has been amended to replace the term 'cost method' with 'at cost', following the prior deletion of the definition of 'cost method'. An entity applies the amendments for annual reporting periods beginning on or after 1 January 2026. Earlier application is permitted.

There are no other IFRSs 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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material accounting policies...continued

### b) Consolidation ...continued

#### i) Subsidiaries ...continued

The Group's subsidiary holdings are set out below:

	2024	2023
<b>Value Fund</b>		
Retirement Road Holdings Limited	100%	100%
Alamac Property	100%	100%
ECPF Property Holdings (Trinidad) Limited	100%	100%
693STR Limited	100%	100%
ECPF Industrial Property Holdings Limited	100%	100%
ECPF Property Holdings (St. Vincent) Limited	100%	100%

See note 8 below for further details.

#### Development Fund

Fortress (St. Lucia) Limited	100%	100%
JK Holdings Limited	100%	100%

#### *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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material accounting policies...continued

### b) Consolidation...continued

#### ii) Associates... continued

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.

The Group's associate holdings are set out below:

	2024	2023
<b>Development Fund</b>		
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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material accounting policies...continued

### b) Consolidation...continued

#### iii) Joint arrangements...continued

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

	2024	2023
<b>Value Fund</b>		
Joint ventures		
The Sunset Joint Venture	24%	24%
BET Joint Venture	57%	57%
The CS&C Joint Venture – account 1	36%	36%
Emerald City Trust	30%	30%
Mall Plaza	40%	40%
ECPF Molynees Property Holdings Limited	50%	50%
ECPF Property Holdings (Jamaica) Limited	50%	50%
	<b>2024</b>	<b>2023</b>
<b>Development Fund</b>		
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.



# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material accounting policies...continued

### 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.

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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material accounting policies...continued

### d) Investment and other financial assets...continued

#### (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 FVPL. 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 consolidated statement of comprehensive income or loss as applicable.

#### (iv) 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 the consolidated statement of comprehensive income over the lease period to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material accounting policies...continued

### e) Accounting for leases...continued

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.

### 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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material accounting policies...continued

### 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. If there is an increase or decrease in the net realizable value of the investment properties, a fair value gain or impairment loss is recognized, provided that the properties are carried at net realizable value, being lower than the cost. 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.

### 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 repurchases 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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material accounting policies...continued

### 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 recognises 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.

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 recognised 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 Group does not adjust any of the transaction prices for the time value of money.

### o) Interest income

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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material accounting policies...continued

### p) 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.

### q) Expenses

Expenses are accounted for on an accruals 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.

### r) Management and advisory fees

Eppley Fund Managers Limited serves as manager and registrar of the Group. As a result of providing investment advisory, management and registrar services, Eppley Fund Managers Limited receives management and advisory fees based on the average net asset value of the Group, calculated monthly and payable in arrears, at the rate of 1.5% per annum of the net asset value of the Value Fund and 0.75% per annum of the net asset value of the Development Fund. The manager receives a progress fee of 4% of the net proceeds of any non-income generating property sold at fair market value within the Development Fund.

### s) 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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 2 Summary of material accounting policies...continued

### t) 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.

### u) 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.

### v) Related parties

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.

## 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 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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 4 Financial risk management

### Market risk

#### *i) Price risk*

The Group is exposed to market price risk arising primarily from the changes in equity prices. At September 30, 2024 and 2023, 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 15. 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, 2024

(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 \$
<b>September 30, 2024</b>					
<b>Value Fund</b>					
<b>Financial assets</b>					
Investment securities	–	–	10,400,000	48,533	10,448,533
Accounts receivable	–	–	–	1,128,096	1,128,096
Due from related parties	–	–	–	1,587,926	1,587,926
Cash and cash equivalents	12,330,740	–	–	7,939,222	20,269,962
<b>Total financial assets</b>	<b>12,330,740</b>	<b>–</b>	<b>10,400,000</b>	<b>10,703,777</b>	<b>33,434,517</b>
<b>Financial liabilities</b>					
Loans payable	1,142,508	806,653	46,281,296	398,082	48,628,539
Accounts payable	–	–	–	1,587,629	1,587,629
Security and advance deposits	–	–	–	885,378	885,378
<b>Total financial liabilities</b>	<b>1,142,508</b>	<b>806,653</b>	<b>46,281,296</b>	<b>2,871,089</b>	<b>51,101,546</b>
<b>Development Fund</b>					
<b>Financial assets</b>					
Accounts receivable	–	–	–	1,406,713	1,406,713
Cash and cash equivalents	–	–	–	4,492,733	4,492,733
<b>Total financial assets</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>5,899,446</b>	<b>5,899,446</b>
<b>Financial liabilities</b>					
Accounts payable	–	–	–	79,357	79,357
Due to related parties	–	–	–	651,980	651,980
<b>Total financial liabilities</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>731,337</b>	<b>731,337</b>

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(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 \$
<b>September 30, 2023</b>					
<b>Value Fund</b>					
<b>Financial assets</b>					
Investment securities	–	–	10,400,000	148,534	10,548,534
Accounts receivable	–	–	–	475,081	475,081
Due from related parties	–	–	–	1,133,876	1,133,876
Cash and cash equivalents	2,571,805	–	–	6,784,070	9,355,875
<b>Total financial assets</b>	<b>2,571,805</b>	<b>–</b>	<b>10,400,000</b>	<b>8,541,561</b>	<b>21,513,366</b>
<b>Financial liabilities</b>					
Loans payable	4,535,175	2,479,866	28,118,260	351,232	35,484,533
Accounts payable	–	–	–	1,548,601	1,548,601
Security and advance deposits	–	–	–	549,226	549,226
<b>Total financial liabilities</b>	<b>4,535,175</b>	<b>2,479,866</b>	<b>28,118,260</b>	<b>2,449,059</b>	<b>37,582,360</b>
<b>Development Fund</b>					
<b>Financial assets</b>					
Accounts receivable	–	–	–	385,073	385,073
Cash and cash equivalents	–	–	–	1,110,128	1,110,128
<b>Total financial assets</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>1,495,201</b>	<b>1,495,201</b>
<b>Financial liabilities</b>					
Accounts payable	–	–	–	32,072	32,072
Security and advance deposits	–	–	–	39,371	39,371
Due to related parties	–	–	–	524,995	524,995
<b>Total financial liabilities</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>596,438</b>	<b>596,438</b>

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(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, 2024, the majority of the Group's financial assets and liabilities are interest bearing. In the prior year, the financial assets and liabilities were mainly 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, United States 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:

	<b>Value Fund \$</b>	<b>Development Fund \$</b>
<b>September 30, 2024</b>		
Investment securities	10,448,533	–
Loan receivable	–	3,332,979
Accounts receivable	1,128,096	1,406,713
Due from related parties	1,587,926	–
Cash and cash equivalents	20,269,962	4,492,733
<b>Total financial assets</b>	<b>33,434,517</b>	<b>9,232,425</b>
<b>September 30, 2023</b>		
Investment securities	10,548,534	–
Loan receivable	–	4,405,053
Accounts receivable	475,081	385,073
Due from related parties	1,133,876	–
Cash and cash equivalents	9,355,875	1,110,128
<b>Total financial assets</b>	<b>21,513,366</b>	<b>5,900,254</b>

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

## 4 Financial risk management...continued

### Credit risk...continued

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 has minimal exposure to credit risk on its cash and cash equivalents due to its short term nature, and based on its assessment, the expected credit loss (ECL) provision is negligible. As a result, no ECL has been recognized in the current or prior period on these financial assets since they are highly liquid and held with reputable institutions.

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

	<b>Value Fund \$</b>	<b>Development Fund \$</b>
<b>September 30, 2024</b>		
CIBC FirstCaribbean International Bank (not rated)	6,185,869	723,153
Republic Bank Barbados Limited (not rated)	779,161	–
RBC Royal Bank (Trinidad & Tobago) Limited	6,926,410	–
NCB Capital Markets Limited	2,146,820	1,258,834
NCB Merchant Bank (TT) Limited	1,063,275	–
National Commercial Bank (not rated)	974,192	–
National Commercial Bank (DSRA)	53,222	–
JMMB Bank (Jamaica) Limited	153,341	–
Jamaica Money Market Brokers Limited	1,985,300	1,408,469
JN Bank Limited (not rated)	2,372	–
SigniaGlobe Financial Group Inc. (not rated)	–	1,102,277
	<b>20,269,962</b>	<b>4,492,733</b>
<b>September 30, 2023</b>		
CIBC FirstCaribbean International Bank Limited (not rated)	4,886,758	1,110,128
Republic Bank (Barbados) Limited	779,236	–
NCB Capital Markets Limited	165,728	–
NCB Merchant Bank (Trinidad & Tobago) Limited	1,063,275	–
National Commercial Bank Jamaica Limited (not rated)	1,118,076	–
National Commercial Bank Jamaica Limited (DSRA)	53,689	–
JMMB Bank (Jamaica) Limited	12,492	–
Jamaica Money Market Brokers Limited	1,276,621	–
	<b>9,355,875</b>	<b>1,110,128</b>

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, 2024

(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 amounts below include future interest payments; as such, the balances do not agree with the carrying value on the consolidated statement of financial position.

The table below analyses the Group's financial assets and liabilities into relevant maturity groupings based on the remaining period at the reporting 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 \$
<b>Value Fund</b>						
<b>September 30, 2024</b>						
<b>Financial assets</b>						
Investment securities	156,000	468,000	11,960,000	–	–	12,584,000
Accounts receivable	1,128,096	–	–	–	–	1,128,096
Due from related parties	–	–	–	–	1,587,926	1,587,926
Cash and cash equivalents	12,330,740	–	–	–	7,939,222	20,269,962
<b>Total financial assets</b>	<b>13,614,836</b>	<b>468,000</b>	<b>11,960,000</b>	<b>–</b>	<b>9,527,148</b>	<b>35,569,984</b>
<b>Financial liabilities</b>						
Loans payable	15,752,010	3,059,497	37,730,584	23,430,817	–	79,972,908
Accounts payable	1,587,629	–	–	–	–	1,587,629
Security and advance deposits	115,023	51,163	390,989	328,203	352,869	885,378
<b>Total financial liabilities</b>	<b>17,454,662</b>	<b>3,110,660</b>	<b>38,121,573</b>	<b>23,759,020</b>	<b>–</b>	<b>82,445,915</b>
<b>Net liquidity gap</b>	<b>(3,839,826)</b>	<b>(2,642,660)</b>	<b>(26,161,573)</b>	<b>(23,759,020)</b>	<b>9,527,148</b>	<b>(46,875,931)</b>
<b>Cumulative gap</b>	<b>(3,839,826)</b>	<b>(6,482,486)</b>	<b>(32,644,059)</b>	<b>(56,403,079)</b>	<b>(46,875,931)</b>	

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(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 \$
<b>Value Fund</b>						
<b>September 30, 2023</b>						
<b>Financial assets</b>						
Investment securities	156,000	468,000	12,584,000	–	–	13,208,000
Accounts receivable	475,081	–	–	–	–	475,081
Due from related parties	–	–	–	–	1,133,876	1,133,876
Cash and cash equivalents	2,571,805	–	–	–	6,784,070	9,355,875
<b>Total financial assets</b>	<b>3,202,886</b>	<b>468,000</b>	<b>12,584,000</b>	<b>–</b>	<b>7,917,946</b>	<b>24,172,832</b>
<b>Financial liabilities</b>						
Loans payable	730,529	3,615,915	23,653,532	11,246,104	–	39,246,080
Accounts payable	1,548,601	–	–	–	–	1,548,601
Security and advance deposits	135,725	89,828	240,282	60,828	22,563	549,226
<b>Total financial liabilities</b>	<b>2,414,855</b>	<b>3,705,743</b>	<b>23,893,814</b>	<b>11,306,932</b>	<b>22,563</b>	<b>41,343,907</b>
<b>Net liquidity gap</b>	<b>788,031</b>	<b>(3,237,743)</b>	<b>(11,309,814)</b>	<b>(11,306,932)</b>	<b>7,895,383</b>	<b>(17,171,075)</b>
<b>Cumulative gap</b>	<b>788,031</b>	<b>(2,449,712)</b>	<b>(13,759,526)</b>	<b>(25,066,458)</b>	<b>(17,171,075)</b>	

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(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 \$
<b>Development Fund</b>					
<b>September 30, 2024</b>					
<b>Financial assets</b>					
Loan receivable	160,716	1,107,205	3,132,000	–	4,399,921
Accounts receivable	1,396,713	–	–	10,000	1,406,713
Cash and cash equivalents	4,492,733	–	–	–	4,492,733
<b>Total financial assets</b>	<b>6,050,162</b>	<b>1,107,205</b>	<b>3,132,000</b>	<b>10,000</b>	<b>10,299,367</b>
<b>Financial liabilities</b>					
Accounts payable	79,357	–	–	–	79,357
Due to related parties	651,980	–	–	–	651,980
<b>Total financial liabilities</b>	<b>731,337</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>731,337</b>
<b>Net liquidity gap</b>	<b>5,318,825</b>	<b>1,107,205</b>	<b>3,132,000</b>	<b>10,000</b>	<b>9,568,030</b>
<b>Cumulative gap</b>	<b>5,318,825</b>	<b>6,426,030</b>	<b>9,558,030</b>	<b>9,568,030</b>	
<b>September 30, 2023</b>					
<b>Assets</b>					
Loan receivable	86,400	4,644,000	–	–	4,730,400
Accounts receivable	375,073	–	–	10,000	385,073
Cash and cash equivalents	1,110,128	–	–	–	1,110,128
<b>Total financial assets</b>	<b>1,485,201</b>	<b>–</b>	<b>–</b>	<b>10,000</b>	<b>1,495,201</b>
<b>Liabilities</b>					
Accounts payable	32,072	–	–	–	32,072
Security and advance deposits	39,371	–	–	–	39,371
Due to related parties	524,995	–	–	–	524,995
<b>Total financial liabilities</b>	<b>1,571,601</b>	<b>4,644,000</b>	<b>-</b>	<b>10,000</b>	<b>6,225,601</b>
<b>Net liquidity gap</b>	<b>596,438</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>596,438</b>
<b>Cumulative gap</b>	<b>975,163</b>	<b>4,644,000</b>	<b>-</b>	<b>10,000</b>	<b>5,629,163</b>
	<b>975,163</b>	<b>5,619,163</b>	<b>5,619,163</b>	<b>5,629,163</b>	

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(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, 2024, there are no financial assets carried at fair value through profit or loss (2023 nil).



# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(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, 2024 but for which fair value is disclosed. As presented in the table below, the carrying value of the assets and liabilities approximates their fair value at September 30, 2024.

	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
<b>September 30, 2024</b>				
<b>Value Fund</b>				
<b>Financial assets</b>				
Investment securities	–	10,448,533	–	10,448,533
Accounts receivable and prepaid expenses	–	1,406,489	–	1,406,489
Due from related parties	–	1,587,926	–	1,587,926
Cash and cash equivalents	20,269,962	–	–	20,269,962
<b>Total</b>	<b>20,269,962</b>	<b>13,442,948</b>	<b>–</b>	<b>33,712,910</b>
<b>Financial liabilities</b>				
Loans payable	–	48,628,539	–	48,628,539
Accounts payable and accrued expenses	–	1,771,808	–	1,771,808
Security and advance deposits	–	885,378	–	885,378
<b>Total</b>	<b>–</b>	<b>51,285,725</b>	<b>–</b>	<b>51,285,725</b>
<b>Development Fund</b>				
<b>Financial assets</b>				
Loans receivable	–	3,332,979	–	3,332,979
Accounts receivable and prepaid expenses	–	1,447,768	–	1,447,768
Cash and cash equivalents	4,492,733	–	–	4,492,733
<b>Total</b>	<b>4,492,733</b>	<b>4,780,747</b>	<b>–</b>	<b>9,273,480</b>
<b>Financial liabilities</b>				
Accounts payable and accrued expenses	–	101,330	–	101,330
Due to related parties	–	651,980	–	651,980
<b>Total</b>	<b>–</b>	<b>753,310</b>	<b>–</b>	<b>753,310</b>

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(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...continued

	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
<b>September 30, 2023</b>				
<b>Value Fund</b>				
<b>Financial assets</b>				
Investment securities	–	10,548,534	–	10,548,534
Accounts receivable and prepaid expenses	–	592,139	–	592,139
Due from related parties	–	1,133,876	–	1,133,876
Cash and cash equivalents	9,355,875	–	–	9,355,875
<b>Total</b>	<b>9,355,875</b>	<b>12,274,549</b>	<b>–</b>	<b>21,630,424</b>
<b>Financial liabilities</b>				
Loans payable	–	35,484,533	–	35,484,533
Accounts payable and accrued expenses	–	1,746,803	–	1,746,803
Security and advance deposits	–	549,226	–	549,226
<b>Total</b>	<b>–</b>	<b>37,780,562</b>	<b>–</b>	<b>37,780,562</b>
<b>Development Fund</b>				
<b>Financial assets</b>				
Loan receivable	–	4,405,053	–	4,405,053
Accounts receivable and prepaid expenses	–	439,396	–	439,396
Cash and cash equivalents	1,110,128	–	–	1,110,128
<b>Total</b>	<b>1,110,128</b>	<b>4,844,449</b>	<b>–</b>	<b>5,954,577</b>
<b>Financial liabilities</b>				
Accounts payable and accrued expenses	–	79,801	–	79,801
Security and advance deposits	–	39,371	–	39,371
Due to related parties	–	524,995	–	524,995
<b>Total</b>	<b>–</b>	<b>644,167</b>	<b>–</b>	<b>644,167</b>

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(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...continued

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, therefore the difference between the carrying value and fair value of all financial assets as at 30 September 2024 are nil (2023 – nil).

### 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, 2024. 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, 2024

(expressed in Barbados dollars)

## 5 Investment properties...continued

2024	Fair value hierarchy/ level	Fair value b/fwd \$	Additions \$	Foreign exchange (losses)/ gains \$	Fair value gains/(losses) \$	Fair value c/fwd \$
<b>Value Fund</b>						
	3	7,000,000	–	–	–	7,000,000
	3	7,750,000	–	–	50,000	7,800,000
	3	2,300,000	–	–	100,000	2,400,000
	3	5,400,001	–	–	450,000	5,850,001
	3	11,900,000	–	–	1,100,000	13,000,000
	3	2,880,918	–	(69,695)	1,093,939	3,905,162
	3	9,464,938	–	(182,073)	890,168	10,173,033
	3	9,800,000	–	–	–	9,800,000
	3	14,440,000	–	–	60,000	14,500,000
	3	5,786,185	–	304,614	101,149	6,191,948
	3	5,744,271	–	299,366	100,471	6,144,108
	3	15,700,077	1,747,523	(34,456)	(1,309,256)	16,103,888
	3	–	746,008	–	–	746,008
		<b>98,166,390</b>	<b>2,493,531</b>	<b>317,756</b>	<b>2,636,471</b>	<b>103,614,148</b>

2023	Fair value hierarchy/ level	Fair value b/fwd \$	Additions \$	Foreign exchange (losses)/ gains \$	Fair value gains/(losses) \$	Fair value c/fwd \$
<b>Value Fund</b>						
	3	7,000,000	–	–	–	7,000,000
	3	7,400,000	–	–	350,000	7,750,000
	3	1,700,000	–	–	600,000	2,300,000
	3	4,150,000	39,053	–	1,210,948	5,400,001
	3	9,100,000	–	–	2,800,000	11,900,000
	3	2,878,755	–	(52,255)	54,418	2,880,918
	3	8,715,472	–	(161,051)	910,517	9,464,938
	3	9,950,000	–	–	(150,000)	9,800,000
	3	13,800,000	–	–	640,000	14,440,000
	3	5,659,471	–	121,528	5,186	5,786,185
	3	5,611,422	–	131,388	1,461	5,744,271
	3	–	*8,730,109	(49,218)	7,019,186	15,700,077
		<b>75,965,120</b>	<b>8,769,162</b>	<b>(9,608)</b>	<b>13,441,716</b>	<b>98,166,390</b>

\*Includes property value on acquisition of 693STR Limited of \$7,434,376, additions during the year of \$1,290,977 and foreign exchange translation difference of \$4,756. Total additions during the year amounted to \$1,330,030.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 5 Investment properties...continued

During the year the investment properties were appraised by independent valuers at \$103,614,148 (2023 – \$98,166,390). Valuations were performed as at March 31, 2024, and September 30, 2024, by professional independent valuers who hold recognised and relevant professional qualifications and have recent experience in the location and 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).

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(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
<b>September 30, 2024</b>				
No. 24 Broad Street	7,800,000	Income Capitalization	93.84%	8.75%
The Chattel Village	2,400,000	Income Capitalization	31.93%	–
Alamac	5,850,001	Income Capitalization	94.32%	8.75%
Hastings Business Centre	9,800,000	Income Capitalization	100.00%	8.25%
Carlisle House	7,000,000	Sales Comparison	–	10.00%
Angels Pen	13,000,000	Sales Comparison and Income Capitalization	–	9.00%
105–107 Marcus Garvey	14,500,000	Income Capitalization	–	8.00%
227 Marcus Garvey	3,905,162	Income Capitalization	–	8.00%
Empire Plaza	10,173,033	Income Capitalization	–	9.00%
155–157 Tragarete Road	6,191,948	Income Capitalization	–	7.00%
52 Valsayn Branch Road	6,144,108	Income Capitalization	–	8.00%
693 Spanish Town Road	16,103,888	Income Capitalization	–	9.00%

Description	Valuation \$	Valuation technique	Level 3–Range of unobservable inputs	
			Long–term net operating income margin	Capitalisation rate for terminal value
<b>September 30, 2023</b>				
No. 24 Broad Street	7,750,000	Income Capitalization	87.62%	8.75%
The Chattel Village	2,300,000	Income Capitalization	48.24%	–
Alamac	5,400,001	Income Capitalization	88.71%	8.75%
Hastings Business Centre	9,800,000	Income Capitalization	100.00%	8.25%
Carlisle House	7,000,000	Sales Comparison	–	10.00%
Angels Pen	11,900,000	Sales Comparison and Income Capitalization	–	9.00%
105–107 Marcus Garvey	14,440,000	Income Capitalization	–	8.00%
227 Marcus Garvey Drive	2,880,918	Income Capitalization	–	8.00%
Empire Plaza	9,464,938	Income Capitalization	–	9.00%
155–157 Tragarete Road	5,786,185	Income Capitalization	–	7.00%
52 Valsayn Branch Road	5,744,271	Income Capitalization	–	8.00%
693 Spanish Town Road	15,700,077	Income Capitalization	–	9.00%

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 5 Investment properties...continued

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

#### *Valuation processes*

The Group's investment properties were valued at March 31, 2024, and September 30, 2024, 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 2(f).

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; and
- 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.

Given the current inputs are stable and do not change year on year, there is limited to no impact on sensitivities.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(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	Disposals	Fair value	Value
	\$	b/fwd	\$	gains	c/fwd
	\$	\$	\$	\$	\$
<b>2024</b>					
<b>Development Fund</b>					
<b>Developed properties:</b>					
Lime Grove Hillside Villa	1,802,994	1,095,203	(1,095,203)	–	–
Apes Hill Polo Villa #3	1,867,698	1,202,081	(1,202,081)	–	–
<b>Land and properties under development:</b>					
Wotton lands	6,792,578	4,968,000	–	184,114	5,152,114
Holders land	1,826,375	984,400	–	–	984,400
Rockley– Central area lands	1,591,933	874,000	–	46,000	920,000
		<b>9,123,684</b>	<b>(2,297,284)</b>	<b>230,114</b>	<b>7,056,514</b>
<b>2023</b>					
<b>Development Fund</b>					
<b>Developed properties:</b>					
Lime Grove Hillside Villa	1,802,994	1,101,471	–	(6,268)	1,095,203
Apes Hill Polo Villa #3	1,867,698	1,167,306	–	34,775	1,202,081
Apes Hill Polo Villa #18	1,350,000	1,180,558	(1,180,558)	–	–
<b>Land and properties under development:</b>					
Wotton lands	6,792,578	4,968,000	–	–	4,968,000
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)	–	–
		<b>13,001,661</b>	<b>(3,906,484)</b>	<b>28,507</b>	<b>9,123,684</b>

Real estate available for re-sale is carried at lower of cost and net realisable value. During the year impairment tests were performed on the carrying value of the real estate available for re-sale. Based on these tests, the real estate available for re-sale were subsequently adjusted to their net realisable values resulting in a net fair value gain \$230,114 (2023 – \$28,507) being recognised.



# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(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 \$705,651 (2023 – \$912,368).

## 7 Investment in subsidiaries

The Group had the following subsidiaries at September 30, 2024:

Name	Country of incorporation	Proportion of ordinary shares directly held by parent (%)
<b>Value Fund</b>		
Alamac Properties Limited	Barbados	100%
Retirement Road Holdings Limited	St. Lucia	100%
693STR Limited	St. Lucia	100%
ECPF Property Holdings (Trinidad) Limited	Trinidad and Tobago	100%
ECPF Industrial Property Holdings Limited	Trinidad and Tobago	100%
ECPF Property Holdings (St. Vincent) Limited	St. Vincent and the Grenadines	100%
<b>Development Fund</b>		
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 in 2021 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. Acquired in 2023 was ECPF Property Holdings (St. Vincent) Limited, a company incorporated under the laws of St. Vincent and the Grenadines. The Value Fund also owns a 100% interest in 693STR Limited, a company incorporated under the laws of St. Lucia and owing investment property located at 693 Spanish Town Road in Jamaica.

The Development Fund owns a 100% interest in Fortress (St. Lucia) Limited, a company incorporated in St. Lucia. This company owned 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, 2024

(expressed in Barbados dollars)

## 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 \$
<b>September 30, 2024</b>		
Associates	–	2,902,523
Joint ventures	45,130,706	–
	<u>45,130,706</u>	<u>2,902,523</u>

The amounts recognised in the consolidated statement of comprehensive income / (loss) are as follows:

Associates	–	93,074
Joint ventures	9,742,781	(163,884)
	<u>9,742,781</u>	<u>(70,810)</u>

### September 30, 2023

Associates	–	3,066,406
Joint ventures	37,984,798	903,681
	<u>37,984,798</u>	<u>3,970,087</u>

The amounts recognised in the consolidated statement of comprehensive income are as follows:

Associates	–	(14,073)
Joint ventures	2,472,234	(9,530)
	<u>2,472,234</u>	<u>(23,603)</u>

### i) Investment in associates

Set out below are the associates of the Group as at September 30, 2024, 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	2024 \$	2023 \$
<b>Development Fund</b>					
Contonou Shores Ltd.	Canouan Island, St. Vincent and the Grenadines	35%	Equity	2,726,444	2,890,327
Canouan CS&F Investments Limited	Canouan Island, St. Vincent and the Grenadines	35%	Equity	176,079	176,079
				<u>2,902,523</u>	<u>3,066,406</u>

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

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

### i) Investment in associates...continued

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 re-sale.

The Development Fund has a 35% interest in Canouan CS&F Investments 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 re-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 or capital commitments relating to the Group's interest in the associates.

### ii) Investments in associates and joint arrangements

	2024 \$	2023 \$
<b>Value Fund</b>		
At October 1	37,984,798	34,870,890
Investment in joint venture	–	5,160,000
Transferred to investment in subsidiary	–	(2,048,479)
Distribution of profits	(2,157,019)	(2,263,345)
Share of profit	9,742,781	2,472,234
Translation differences	(439,854)	(206,502)
<b>At September 30</b>	<b>45,130,706</b>	<b>37,984,798</b>
<b>Development Fund</b>		
At October 1	3,970,087	3,993,690
Distribution of profits	(996,754)	–
Share of profit/(loss)	93,073	(14,073)
Share of expenses	(163,883)	(9,530)
<b>At September 30</b>	<b>2,902,523</b>	<b>3,970,087</b>

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
<b>Value Fund</b>			
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
ECPF Molynes Property Holdings Limited	Jamaica	50%	Equity
ECPF Property Holdings (Jamaica) Limited	Jamaica	50%	Equity

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

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

### ii) Investments in associates and joint arrangements...continued

#### Development Fund

The CS&C Joint Venture– account 2	Barbados	36%	Equity
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The Value Fund has a 24% (2023: 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% (2023: 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% (2023: 36%) of the CS&C Joint Venture.

The Value Fund has a 30% (2023: 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.

The Value Fund owns a 40% (2023: 40%) interest in the company called Mall Plaza. The company owns commercial property located at 20 Constant Spring Road, Kingston 10, St. Andrew, Jamaica.

The Value Fund has a 50% (2023: 50%) interest in the company called ECPF Molyne Property Holdings Limited. The company holds a 100% interest in a company called Chalmers Commercial Limited, which owns commercial property at Phase 1, Chalmers Commercial Centre, Chalmers Avenue, part of Molyne Gardens, Kingston 10.

The Value Fund has a 50% (2023: 50%) interest in the company called ECPF Property Holdings (Jamaica) Limited. The company holds a portfolio of twenty-two (22) buildings across Jamaica which were acquired via a sale and lease back transaction during the prior financial year.

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, 2024

(expressed in Barbados dollars)

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

### ii) Investments in associates and in joint arrangements...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 \$	ECPF Property Holdings (Jamaica) Limited \$	Mall Plaza Joint Venture \$	ECPF Molyne Property Holdings Limited \$
<b>September 30, 2024</b>						
<b>Assets</b>						
Investment properties	15,500,000	38,500,000	27,250,000	74,805,918	32,926,248	34,001,572
Deferred tax	–	–	–	–	–	67,166
Due from related party	2,030,784	–	–	–	–	–
Accounts receivable and prepaid expenses	352,970	39,766	10,500	675	574,716	503,377
Cash and cash equivalents	1,473,530	5,300,066	969,506	6,539,059	751,921	779,288
<b>Total assets</b>	<b>19,357,284</b>	<b>43,839,832</b>	<b>28,230,006</b>	<b>81,345,652</b>	<b>34,252,885</b>	<b>35,351,403</b>
<b>Liabilities</b>						
Borrowings	2,603,570	10,474,669	10,911,862	52,978,786	–	34,585,502
Capital reserve fund	–	–	405,000	–	–	–
Accounts payable and accrued expenses	771,026	4,732,179	3,994,705	1,553,243	107,597	672,845
<b>Total liabilities</b>	<b>3,374,596</b>	<b>15,206,848</b>	<b>15,311,567</b>	<b>54,532,029</b>	<b>107,597</b>	<b>35,258,347</b>
<b>Total assets less liabilities</b>	<b>15,982,688</b>	<b>28,632,984</b>	<b>12,918,439</b>	<b>26,813,623</b>	<b>34,145,288</b>	<b>93,056</b>

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

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

### ii) Investments in associates and in joint arrangements...continued

#### Summarised statements of financial position: ...continued

	The Sunset Joint Venture \$	The CS&C Joint Venture \$	The Emerald City Trust Joint Venture \$	ECPF Property Holdings (Jamaica) Limited \$	Mall Plaza Joint Venture \$	ECPF Molyne Property Holdings Limited \$
<b>September 30, 2023</b>						
<b>Assets</b>						
Investment properties	15,000,000	39,000,000	26,650,000	59,006,946	32,559,433	38,600,000
Deferred tax	–	–	–	–	–	67,166
Real estate available for re-sale	–	2,450,653	–	–	–	–
Due from related party	2,449,773	–	–	–	–	3,062
Accounts receivable and prepaid expenses	20,706	54,254	5,500	–	408,877	251,565
Cash and cash equivalents	400,745	350,809	749,102	2,833,869	1,021,298	1,140,136
<b>Total assets</b>	<b>17,871,224</b>	<b>41,855,716</b>	<b>27,404,602</b>	<b>61,840,815</b>	<b>33,989,608</b>	<b>40,061,929</b>
<b>Liabilities</b>						
Borrowings	2,967,199	11,602,641	11,843,265	49,000,295	–	35,054,888
Capital reserve fund	–	–	345,000	–	–	–
Accounts payable and accrued expenses	30,727	124,207	3,103,116	2,518,248	158,382	717,237
<b>Total liabilities</b>	<b>2,997,926</b>	<b>11,726,848</b>	<b>15,291,381</b>	<b>51,518,543</b>	<b>158,382</b>	<b>35,772,125</b>
<b>Total assets less liabilities</b>	<b>14,873,298</b>	<b>30,128,868</b>	<b>12,113,221</b>	<b>10,322,272</b>	<b>33,831,226</b>	<b>4,289,804</b>

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

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

### ii) Investments in associates and in joint arrangements...continued

#### *Summarised financial information for joint ventures...continued*

Borrowings in the CS&C Joint Venture include \$2,030,784 (2023 – \$2,449,773) 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 \$8,443,885 (2023 – \$9,152,868) payable to RBC Royal Bank (Barbados) Limited. The loan is at a fixed rate of 4% per annum. It is collateralised 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.

Borrowings 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.

Borrowings 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”).

Borrowings in ECPF Property Holdings (Jamaica) Limited (ECPFJA) represents a JA\$3.67 billion mortgage facility provided by JN Bank Limited. The facility is fixed at a rate of 10% per annum and is secured by an instrument of mortgage over all the estate and interest and all the estate and interest to which ECPFJA is entitled or able to transfer and dispose of in the lands comprised in the Certificate of Title for twenty-two (22) properties located across Jamaica. Also included in borrowings is a US\$4,200,000 due to the Caribbean Mezzanine Fund II. This facility was received for the purpose of financing a deposit of 30% for the properties acquired under the sale and lease back transaction. This loan is secured by Promissory Note and a Deed of Charge over the Value Fund’s share in ECPFJA and the derivative assets, if any.

Borrowings in ECPF Molyne Property Holdings Limited includes a corporate bond with a face value of \$20,800,000 issued to the Value Fund (\$10,400,000) and Chalmers St. Lucia Limited (\$10,400,000) at a fixed rate of 6% per annum. The balance outstanding at the end of the reporting period of \$20,845,070 (2022: \$20,862,944) is inclusive of principal and interest. This facility assisted with the acquisition of 100% of the ordinary shares of Chalmers Commercial Limited. Also included in borrowings is \$13,740,432 (2023: \$14,191,944) due to the Development Bank of Jamaica (DBJ). This loan is payable at a fixed rate of 6% per annum. The loan is secured by registered mortgage over commercial properties located at 22 Chalmers Avenue, Molyne Gardens, Kingston 10, corporate guarantee from Cherry Hill Developments Limited in the amount of US\$7,540,934, establishment of a Debt Service Reserve Account (DSRA) of US\$270,840 assigned to DBJ, debenture in favour of DBJ over real property and other fixed assets and security interest in and over equipment and any other personal property purchased with the loan. Additional information can be found at note 15.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

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

### ii) Investments in associates and in joint arrangements...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	ECPF Property Holdings (Jamaica) Limited	Mall Plaza Joint Venture	ECPF Molyne Property Holdings Limited
	\$	\$	\$	\$	\$	\$
<b>September 30, 2024</b>						
<b>Revenue</b>						
Net rental income	1,357,199	3,577,878	2,434,288	503,549	2,539,542	3,002,358
Fair value gains/(losses) on investment property	500,000	(500,000)	600,000	16,921,902	401,469	(4,600,000)
Interest income	110,182	–	–	42,349	1,117	1,538
Gain on disposal of property	–	295,774	–	–	–	–
Other income	–	–	–	–	623,296	10,460
<b>Total investment income</b>	<b>1,967,381</b>	<b>3,373,652</b>	<b>3,034,288</b>	<b>17,467,800</b>	<b>3,565,424</b>	<b>(1,585,644)</b>
<b>Expenses</b>						
Interest expense	141,259	466,199	559,268	450,916	–	2,078,004
Net carrying costs of real estate available for re-sale	–	96,420	–	–	–	–
Professional fees	16,498	38,000	60,900	4,376	11,526	17,286
Other operating expenses	234	155	622	82,103	171,261	515,814
<b>Operating expenditure</b>	<b>157,991</b>	<b>600,774</b>	<b>620,790</b>	<b>537,395</b>	<b>182,787</b>	<b>2,611,104</b>
<b>Net income/(loss)</b>	<b>1,809,390</b>	<b>2,772,878</b>	<b>2,413,498</b>	<b>16,930,405</b>	<b>3,382,637</b>	<b>(4,196,748)</b>
Taxation	–	–	–	81,136	–	–
<b>Total comprehensive income/(loss) for the year</b>	<b>1,809,390</b>	<b>2,772,878</b>	<b>2,413,498</b>	<b>16,849,269</b>	<b>3,382,637</b>	<b>(4,196,748)</b>



# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

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

### ii) Investments in associates and in joint arrangements...continued

Summarised financial information for joint ventures...continued

Summarised statements of comprehensive income: ...continued

	The Sunset Joint Venture	The CS&C Joint Venture	The Emerald City Trust Joint Venture	ECPF Property Holdings (Jamaica) Limited	Mall Plaza Joint Venture	ECPF Molyne Property Holdings Limited
	\$	\$	\$	\$	\$	\$
<b>September 30, 2023</b>						
<b>Revenue</b>						
Net rental income	1,288,448	3,084,378	2,235,000	–	2,389,758	3,002,358
Fair value (losses)/gains on investment property	(200,000)	(2,900,000)	150,000	–	1,339,381	–
Interest income	124,986	–	–	–	797	3,154
Other income	–	–	–	2	582,794	–
<b>Total investment income</b>	<b>1,213,434</b>	<b>184,378</b>	<b>2,385,000</b>	<b>2</b>	<b>4,312,730</b>	<b>3,005,512</b>
<b>Expenses</b>						
Interest expense	159,983	506,032	561,006	–	–	2,288,282
Net carrying costs of real estate available for re-sale	–	96,753	–	–	–	–
Professional fees	26,500	34,917	65,900	–	3,451	17,995
Other operating expenses	227	129	618	47,227	195,171	247,803
<b>Operating expenditure</b>	<b>186,710</b>	<b>637,831</b>	<b>627,524</b>	<b>47,227</b>	<b>198,622</b>	<b>2,554,080</b>
<b>Total comprehensive income/(loss) for the year</b>	<b>1,026,724</b>	<b>(453,453)</b>	<b>1,757,476</b>	<b>(47,225)</b>	<b>4,114,108</b>	<b>451,432</b>

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

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

### ii) Investments in associates and in joint arrangements...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	ECPF Property Holdings (Jamaica) Limited	Mall Plaza Joint Venture	ECPF Molyne Property Holdings Limited
	\$	\$	\$	\$	\$	\$
<b>Summarised financial information</b>						
<b>Opening net assets October 1, 2023</b>	<b>14,873,298</b>	<b>30,128,868</b>	<b>12,113,221</b>	<b>10,322,272</b>	<b>33,831,226</b>	<b>4,289,804</b>
Comprehensive income/(loss) for the year	1,809,390	2,772,878	2,413,498	16,849,269	3,382,637	(4,196,748)
Distributions	(700,000)	(4,268,762)	(1,608,280)	–	(2,416,338)	–
Translation difference	–	–	–	(357,918)	(652,237)	–
<b>Closing net assets September 30, 2024</b>	<b>15,982,688</b>	<b>28,632,984</b>	<b>12,918,439</b>	<b>26,813,623</b>	<b>34,145,288</b>	<b>93,056</b>
Interest in joint venture	24%	36%	30%	50%	40%	50%
<b>Carrying value – Value Fund</b>	<b>3,835,845</b>	<b>10,307,874</b>	<b>3,875,532</b>	<b>13,406,812</b>	<b>13,658,115</b>	<b>46,528</b>

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

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

### ii) Investments in associates and in joint arrangements...continued

#### Reconciliation of summarised financial information...continued

	The Sunset Joint Venture \$	The CS&C Joint Venture \$	The Emerald City Trust Joint Venture \$	ECPF Property Holdings (Jamaica) Limited \$	Mall Plaza Joint Venture \$	ECPF Molynes Property Holdings Limited \$
<b>Summarised financial information</b>						
<b>Opening net assets October 1, 2022</b>	<b>15,246,575</b>	<b>32,702,321</b>	<b>11,956,028</b>	–	<b>32,005,395</b>	<b>3,838,372</b>
Share capital	–	–	–	10,320,000	–	–
Comprehensive income/(loss) for the year	1,026,723	(453,453)	1,757,476	(47,225)	4,114,108	451,432
Distributions	(1,400,000)	(2,120,000)	(1,600,283)	–	(1,710,149)	–
Translation difference	–	–	–	49,497	(578,128)	–
<b>Closing net assets September 30, 2023</b>	<b>14,873,298</b>	<b>30,128,868</b>	<b>12,113,221</b>	<b>10,322,272</b>	<b>33,831,226</b>	<b>4,289,804</b>
Interest in joint venture	24%	36%	30%	50%	40%	50%
<b>Carrying value – Value Fund</b>	<b>3,569,592</b>	<b>9,942,712</b>	<b>3,633,966</b>	<b>5,161,136</b>	<b>13,532,490</b>	<b>2,144,902</b>
<b>Carrying value – Development Fund</b>	–	<b>903,681</b>	–	–	–	–

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

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

### ii) Investments in associates and in joint arrangements...continued

Name	Country of incorporation	Percentage of ownership interest
<b>Development Fund</b>		
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, 2024

(expressed in Barbados dollars)

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

### ii) Investments in associates and in joint arrangements...continued

*Nature of investment in joint operations...continued*

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

	Assets \$	Liabilities \$	Revenues \$	Loss \$	% Interest held
September 30, 2024	953,314	390,281	34,050	(11,329)	50%
September 30, 2023	953,314	378,952	34,900	(5,958)	50%

## 9 Cash and cash equivalents

	Value Fund		Development Fund	
	2024 \$	2023 \$	2024 \$	2023 \$
Cash and bank balances	15,021,345	8,110,705	1,825,430	1,110,128
Repurchase agreements	3,856,093	128,206	2,667,303	–
	18,877,438	8,238,911	2,667,303	–
Restricted cash	1,392,524	1,116,964	–	–
	<b>20,269,962</b>	<b>9,355,875</b>	<b>4,492,733</b>	<b>1,110,128</b>

Cash and cash equivalents are placed with leading regional commercial banks. There were no effective yields on cash at bank in 2024 and 2023. 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 approximately 4% and 6% for USD and JMD investments, respectively (2023: 8% – JMD) per annum. The fair value of the underlying security is \$5,201,399 and \$1,848,654 for the Value Fund and Development Fund, respectively. Additional information on the restricted cash balance can be obtained from note 15.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

## 10 Loan receivable

	Development Fund	
	2024	2023
	\$	\$
Loan receivable (1):		
Principal	888,841	1,380,000
Accrued interest	61,040	22,386
	<u>949,881</u>	<u>1,402,386</u>
Loan receivable (2):		
Principal	–	3,000,000
Accrued interest	–	2,667
	<u>–</u>	<u>3,002,667</u>
Loan receivable (3):		
Principal	2,354,887	–
Accrued interest	28,211	–
	<u>2,383,098</u>	<u>–</u>
	<u><b>3,332,979</b></u>	<u><b>4,405,053</b></u>

The loan receivable (1) and (2) represent funds disbursed to Eppley Caribbean Property Fund Limited SCC–Value Fund during the previous year at a rate of 10.75% per annum.

The purpose of these loans were to assist with the Value Fund's 50% equity investment in ECPF Property Holdings (Jamaica) Limited and to provide further financing via a related party loan to its 100% owned subsidiary, 693STR Limited to assist with renovations of its investment property. The loan receivable (2) was repaid during the current year. The remaining loan receivable (1) is secured by a Loan Agreement and Promissory Note and has a maturity date of December 31, 2024.

The loan receivable (3) represents funds disbursed to Eppley Fund Managers Limited during the year at a rate of 8.25% per annum. It has a maturity date of August 8, 2029.

The purpose of this was to assist with Eppley Fund Managers Limited's 18.7% equity investment in Eppley Caribbean Property Fund Limited SCC–Value Fund. The loan is secured by a Promissory Note.

Given the loan receivables are secured and is with related parties, the risk of credit loss is deemed to be nil (2023 – nil).

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

## 11 Accounts receivable and other current assets

	Value Fund		Development Fund	
	2024 \$	2023 \$	2024 \$	2023 \$
Rent receivable from tenants	780,491	449,294	–	–
Distributions receivable	–	–	996,754	–
Other receivables	575,005	253,187	409,959	385,073
Less: provision for impairment of receivables	(227,400)	(227,400)	–	–
	1,128,096	475,081	1,406,713	385,073
Prepaid expenses	278,393	117,058	41,055	54,323
<b>Accounts receivables, net of provision for impairment</b>	<b>1,406,489</b>	<b>592,139</b>	<b>1,447,768</b>	<b>439,396</b>

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, 2024, within the Value Fund accounts receivable of \$553,091 (2023 – \$221,894) was 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 \$227,400 (2023 – \$227,400) was considered to be impaired as there is evidence that the debtor may not be able to fulfil this obligation in the foreseeable future.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

## 12 Investment securities measured at amortised cost

<b>Corporate bond 2028</b>	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
ECPF Molyne Property Holdings Limited:		
Opening balance	10,548,534	10,448,534
Interest accrued	624,000	568,000
Interest received	(724,001)	(468,000)
	<u>10,448,533</u>	<u>10,548,534</u>

The corporate bond attracts interest at the rate of 6% per annum. Additional information can be found at note 8 ii). Given the bond has no history of default given its payment pattern and is a related party, the risk of credit loss is deemed to be nil (2023 – nil).

## 13 Intangibles

	<b>Software</b>	<b>Total</b>
	<b>\$</b>	<b>\$</b>
<b>Cost</b>		
At September 30, 2022	1,769	1,769
Additions	–	–
At September 30, 2023	<u>1,769</u>	<u>1,769</u>
Additions	–	–
At September 30, 2024	<u>1,769</u>	<u>1,769</u>
<b>Depreciation</b>		
At September 30, 2022	323	323
Charge for the year	321	321
Movement due to translation	17	17
At September 30, 2023	661	661
Charge for the year	633	633
At September 30, 2024	<u>1,294</u>	<u>1,294</u>
<b>Net book value</b>		
September 30, 2023	<u>1,108</u>	<u>1,108</u>
September 30, 2024	<u>475</u>	<u>475</u>



# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 14 Accounts payable and accrued expenses

	Value Fund		Development Fund	
	2024	2023	2024	2023
	\$	\$	\$	\$
Accounts payable	1,587,629	1,548,601	79,357	32,072
Accrued expenses	184,179	198,202	21,973	47,729
	<b>1,771,808</b>	<b>1,746,803</b>	<b>101,330</b>	<b>79,801</b>

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, 2024

(expressed in Barbados dollars)

## 15 Loans payable

	Value Fund	
	2024	2023
	\$	\$
Bond payable		
Series 1 – 2022	6,908,021	6,897,849
Series 2 – 2023	2,403,601	2,399,851
Series 3 – 2023 (2021)	4,506,886	4,499,622
	<u>13,818,508</u>	<u>13,797,322</u>
Loan payable (1) – NCB Merchant Bank (Trinidad and Tobago) Limited:		
Principal	5,190,216	5,443,197
Accrued interest	(6,964)	(7,013)
	<u>5,183,252</u>	<u>5,436,184</u>
Loan payable (2) – NCB Merchant Bank (Trinidad and Tobago) Limited:		
Principal	1,004,405	1,007,491
Accrued interest	4,874	61,118
	<u>1,009,279</u>	<u>1,068,609</u>
Loan payable (3) – National Commercial Bank Jamaica Limited:		
Principal	4,413,806	4,764,947
Accrued interest	8,096	8,243
	<u>4,421,902</u>	<u>4,773,190</u>
Loan payable (4) – General Accident Insurance Company (Trinidad & Tobago) Limited:		
Principal	1,552,269	1,563,344
Accrued interest	14,295	14,448
	<u>1,566,564</u>	<u>1,577,792</u>
Loan payable (5) – Paynter (Jamaica) Limited:		
Principal	–	2,000,000
Accrued interest	–	154,311
	<u>–</u>	<u>2,154,311</u>
Loan payable (6) – First Citizens Bank (Barbados) Limited:		
Principal	1,295,292	1,331,560
Accrued interest	–	–
	<u>1,295,292</u>	<u>1,331,560</u>
Loan payable (7) – First Citizens Bank (Barbados) Limited:		
Principal	925,004	940,512
Accrued interest	–	–
	<u>925,004</u>	<u>940,512</u>
Loan payable (8) – Eppley Caribbean Property Fund Limited SCC– Development Fund:		
Principal	888,841	4,380,000
Accrued interest	61,040	25,053
	<u>949,881</u>	<u>4,405,053</u>
Loan payable (9) – First Citizens Bank (Barbados) Limited:		
Principal	2,872,326	–
Accrued interest	–	–
	<u>2,872,326</u>	<u>–</u>

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

## 15 Loans payable ...continued

	2024	2023
	\$	\$
Loan payable (10) – CIBC FirstCaribbean International Bank:		
Principal	4,308,308	–
Accrued interest	73,985	–
	4,382,293	–
Loan payable (11) – CIBC FirstCaribbean International Bank:		
Principal	6,427,213	–
Accrued interest	110,406	–
	6,537,619	–
Loan payable (12) – ECPF Industrial Property Holdings Limited:		
Principal	5,624,652	–
Accrued interest	41,967	–
	5,666,619	–
	<b>48,628,539</b>	<b>35,484,533</b>

The current portion of loans payable amounts to \$1,286,923 (2023 – \$4,346,444) for the Value Fund. The Value Fund has an outstanding bond payable issued in three series, Series 1 carried an interest rate of 3.75% (2023 – 3.75%) and an initial maturity date of July 31, 2018.

The bondholders agreed to renew this Series with a final maturity date of July 31, 2026. Series 2 carries an interest rate of 3.95% (2023 – 3.95%) and an initial maturity date of July 31, 2023. The bond holders agreed to renew this Series with a final maturity date of July 31, 2027. Series 3 carried an interest rate of 4% (2023 – 4%) and an initial maturity date of July 31, 2021. The bond holders agreed to renew this Series with a final maturity date of July 31, 2028. 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 total loans payable amounts to \$48,628,539 (2023 – \$35,484,533). Loan payable (1) 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 (1) is 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 (1) is representative of Loan Agreement, Promissory Note and Deed of Assignment Mortgage.

Loan payable (2) was received from NCB Merchant Bank (Trinidad and Tobago) Limited at fixed rate of 5.75% per annum. The facility had an initial maturity date of April 30, 2023, which was further extended to May 1, 2025. The purpose of Loan payable (2) is 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 (2) is representative of Loan Agreement and Promissory Note. Loan payable (2) is also collateralised by restricted cash as indicated in note 9.

Loan payable (3) was received from National Commercial Bank Jamaica Limited (NCB) at a fixed rate of 7.15% per annum and a maturity date of March 22, 2032. The purpose of Loan payable (3) is to assist with the purchase of the Value Fund’s 40% stake in Mall Plaza, located at 20 Constant Spring Road, Kingston 10, St. Andrew, Jamaica. Loan payable (3) is secured by a first legal mortgage over the Value Fund’s 40% share of commercial property located at Mall Plaza, Saint Andrew, assignment of peril insurance to NCB and Debt Service Reserve Account (DSRA) as indicated in note 9.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 15 Loans payable...continued

Loan payable (4) was received from General Accident Insurance Company (Trinidad & Tobago) Limited at rate of 5.5% per annum and a maturity date of April 26, 2028. The purpose of Loan payable (4) is to assist with a portion of the principal repayment on Loan payable (2) of approximately \$1,578,000. The collateral security for Loan payable (4) is representative of Loan Agreement and Promissory Note.

Loan payable (5) was received from Paynter (Jamaica) Limited at rate of 8% per annum and a maturity date of June 26, 2024. The purpose of Loan payable (5) was to assist 693STR Limited with the partial refinancing of an existing facility. The collateral security for Loan payable (5) was second legal mortgage over ALL THAT parcel of land known as 693 Spanish Town Road of Riverton City in the parish of Saint Andrew, Promissory Note and Assignment of Peril & Allied Insurance over the property together with the Mortgage Endorsement duly signed by an approved insurer. The loan was fully repaid in 2024.

Loans payable (6), (7) and (9) were received from First Citizens Bank (Barbados) Limited (FCIB) at rate of 3.75% per annum and maturity dates of June 1, 2037, March 1, 2038 and April 1, 2038, respectively. Loan payable (6) and (7) are tranches of a \$6,965,000 Commercial Demand Loan facility offered to Eppley Caribbean Property Fund Limited SCC by CIBC FirstCaribbean International Bank. The purpose of the facilities is to provide equity reimbursement of 70% of the value of the Hastings Business Centre property. The collateral security for Loan payable (6), (7) and (9) is a Deed of Charge by way of Legal Mortgage over land situate at Hastings Business Centre, Hastings in the parish of Saint Michael, Barbados.

Loan payable (8) was received from Eppley Caribbean Property Fund Limited SCC–Development Fund at a rate of 8% per annum and a maturity date of December 23, 2023. The purpose of Loan payable (8) was to assist with the 50% equity investment in ECPF Property Holdings (Jamaica) Limited and to provide further financing via a related party loan to 693STR Limited to assist with renovations at 693 Spanish Town Road, Kingston 11, Jamaica. The collateral security for Loan payable (4) is representative of Loan Agreement and Promissory Note.

Loans payable (10) and (11) were received from CIBC FirstCaribbean International Bank at rate of 9.90% per annum and maturity date of January 31, 2034. The purpose of the facilities was to assist with the restructuring on the debts held in subsidiaries Retirement Road Holdings Limited and 693STR Limited. The collateral security for Loan payable (10) and (11) is a Deed of Charge by way of Legal Mortgage over land situate at 1 Retirement Road, St. Andrew, Jamaica and 693 Spanish Town Road, Kingston 11, Jamaica, respectively.

Loan payable (12) represents Loan Note Instrument issued by ECPF Industrial Property Holdings Limited with a nominal amount of TT\$20,000,000.00 at a rate of 8.5% per annum and a maturity date of February 29, 2029. The purpose of the facility was to assist with the acquisition of a 50% stake in a Joint Venture domiciled in Trinidad and Tobago. The collateral security for Loan payable (12) is a debenture over fixed and floating assets of ECPF Industrial Property Holdings Limited.

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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 16 Dividends

Amounts recognised as distributions to equity holders in the year:

	Value Fund	
	2024	2023
	\$	\$
Final dividend for the year ended September 30, 2023 of \$0.0227 (2022: \$0.0228) per share	3,076,249	3,100,393
Interim dividend for the year ended September 30, 2024 of \$0.0015 (2023: \$0.0015) per share	203,277	204,064
Interim dividend for the year ended September 30, 2024 of \$0.0025 (2023: \$0.0015) per share	338,793	203,471
Interim dividend for the year ended September 30, 2024 of \$0.0025 (2023: \$0.0015) per share	338,793	203,285
Interim dividend for the year ended September 30, 2024 of \$0.0025 (2023: \$0.0015) per share	338,738	203,293
	<b>4,295,850</b>	<b>3,914,506</b>

There were no dividends paid for the Development Fund in 2024 or 2023.

## 17 Net rental income

Net rental income of \$5,773,557 (2023 – \$4,333,820) earned in the Value Fund is shown net of direct property expenses of \$2,675,469 (2023 – \$2,444,872) incurred in managing the properties.

## 18 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 \$198,217 (2023 – \$292,574) in property administration and other holding costs from available for re-sale properties. Gain from the sale of properties amounted to \$15,842 (2023: \$297,390). The carrying cost is presented net of rental income of \$71,600 (2023 – \$173,032).

## 19 Related parties

During the year, fund management fees were paid to Eppley Fund Managers Limited amounting to \$899,438 (2023 – \$809,965) and \$135,177 (2023 – \$153,180) by the Value Fund and the Development Fund respectively.

During the year, investment advisor fees were paid to Eppley Fund Managers Limited amounting to \$899,438 (2023 – \$809,965) and \$135,177 (2023 – \$153,180) by the Value Fund and the Development Fund, respectively.

The amount due from related parties in the Value Fund of \$1,587,926 (2023 – \$1,133,876) includes \$437,336 and \$1,150,590 due from the Development Fund and Emerald City Trust Joint Venture, respectively (2023 – Development Fund and Emerald City Trust Joint Venture, of \$123,356 and \$605,098, respectively). These amounts are interest free and are repayable on demand.

The amount due to related parties in the Development Fund of \$651,980 (2023 – \$524,995) include \$437,336 and \$214,644 due to the Value Fund and Eppley Fund Managers Limited, respectively (2023 – \$258,674 and \$875,202 Value Fund and Eppley Fund Managers Limited). These amounts are interest free and are repayable on demand.

Directors and sub-committee fees of \$6,960 (2023 – \$6,800) and \$1,040 (2023 – \$1,200) 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:

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

## 19 Related parties ...continued

Shareholder	Number of shares at start of year	Number of shares purchased in the year	Number of shares at year end
<b>Value Fund</b>			
Directors	666,774	(173,003)	493,771
<b>Development Fund</b>			
Directors	10,000	–	10,000

## 20 Share capital and reserves

	2024		2023	
	Number of shares	\$	Number of shares	\$
<b>Value Fund Shares</b>				
Authorised				
An unlimited number of cellular shares of no par value				
Issued and paid cellular shares	135,517,592	92,251,580	135,519,820	92,253,097
<b>Development Fund Shares</b>				
Authorised				
An unlimited number of cellular shares of no par value				
Issued and paid cellular shares	54,349,890	28,626,291	54,349,890	28,626,291

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. 20 (2023: 20) common shares are currently in issue. 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.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 20 Share capital and reserves ...continued

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; and
  - 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; and
  - The reconstruction of the company, and/or the amalgamation of the company and/or the Development 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 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.

Other reserves arise from the translation of subsidiaries denominated in a currency other than Barbados dollars.

# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

(expressed in Barbados dollars)

## 21 Taxation

	2024	2023
	\$	\$
Current income tax charge	156,013	195,721
Deferred taxation (note 22)	(16,016)	40,679
	<u>139,997</u>	<u>236,400</u>

The corporation tax charge differs from the theoretical amount that would arise using the basic tax rate of Barbados, Jamaica and Trinidad and Tobago as follows:

	2024	2023
	\$	\$
Profit before taxation	<u>13,888,970</u>	<u>17,714,606</u>
Tax calculated at 25%, 30% and sliding rates – 5.5% to 3.0% (2023 – 25%, 30% and sliding rates – 5.5% to 3.0%)	473,317	482,477
Adjustment for prior period	–	11,808
Other movements	(16,016)	40,679
Tax effect of income not allowed for tax purposes	(220,043)	(326,928)
Tax effect of expenses not deductible for tax purposes	(97,261)	28,364
Tax charge	<u>139,997</u>	<u>236,400</u>

### Deferred taxation

Deferred income taxes are calculated on temporary differences under the liability method using an effective tax rate of 25% (2023 – 25%).

#### Deferred tax liability

	2023	Credit to income	Translation difference	2024
	\$	\$	\$	\$
Investment property	220,160	(14,363)	(3,427)	202,370
Other	3,033	(1,653)	(395)	985
	<u>223,193</u>	<u>(16,016)</u>	<u>(3,822)</u>	<u>203,355</u>

#### Deferred tax liability

	2022	Charge to income	Translation difference	2023
	\$	\$	\$	\$
Investment property	184,335	40,166	(4,341)	220,160
Other	2,575	513	(55)	3,033
	<u>186,910</u>	<u>40,679</u>	<u>(4,396)</u>	<u>223,193</u>



# Eppley Caribbean Property Fund Limited SCC

Notes to the Consolidated Financial Statements

For the year ended September 30, 2024

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(expressed in Barbados dollars)

## 22 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	
	2024	2023	2024	2023
	\$	\$	\$	\$
<b>Comprehensive income/(loss) attributable to shareholders</b>	13,748,973	17,478,206	75,026	(209,575)
<b>Weighted average number of Class "A" shares in issue</b>	135,517,598	135,680,834	54,349,890	54,349,890
<b>Basic and diluted earnings per share</b>	0.10	0.13	0.00	0.00
<b>Net asset value</b>	130,979,272	119,820,431	18,479,207	18,404,181
<b>Net asset value per share</b>	0.97	0.88	0.34	0.34

## 23 Subsequent events

In October 2024, the Value Fund acquired a 100% interest in a property in St Vincent from International Property Investment Company Limited via its wholly owned subsidiary ECPF Property Holdings (St. Vincent & The Grenadines) Limited, a company incorporated under the Business Companies Act of St Vincent and the Grenadines.

A dividend of \$0.0025 per share was declared by the Value Fund subsequent to the financial year and was paid on December 16, 2024. This amounted to \$338,791.

A dividend of \$0.02238 per share was declared subsequent to the financial year and is payable on March 26, 2025, for the Value Fund. This amounts to a dividend payable totalling approximately \$3,032,884.