EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – DEVELOPMENT FUND

Unaudited Consolidated Results as at June 30, 2026 (expressed in Barbados Dollars)

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

	Unaudited June 30, 2026 $	Unaudited June 30, 2025	Audited September 30, 2025 $
Assets			
Real estate available-for-sale	7,268,114	7,056,514	7,268,114
Investment in associated company	2,887,823	2,896,223	2,894,122
Loans receivable	8,436,279	6,238,985	7,704,863
Accounts receivable and prepaid expenses	453,373	503,147	486,733
Cash & cash equivalents	31,532	1,934,034	560,483
Total assets	**19,077,121**	**18,628,903**	**18,914,315**
Liabilities			
Accounts payable and accrued expenses	91,350	81,954	84,292
Due to related parties	104,976	103,274	105,494
Total liabilities	**196,326**	**185,228**	**189,786**
Total assets less liabilities	**18,880,795**	**18,443,675**	**18,724,529**
Equity			
Share capital	28,626,291	28,626,291	28,626,291
Retained earnings	(9,745,496)	(10,182,616)	(9,901,762)
Total shareholders' funds	**18,880,795**	**18,443,675**	**18,724,529**
Net asset value per share	**$0.35**	**$0.34**	**$0.34**

Approved by:

Director

Director

August 14, 2026

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

	Unaudited Nine months ended June 30, 2026	Unaudited Nine months ended June 30, 2025	Audited Year ended September 30, 2025
	$	$	$
Revenue			
Share of loss on investments accounted for using the equity method	(6,300)	(6,300)	(8,401)
Interest income	348,447	274,051	406,309
Total investment profit	**342,147**	**267,751**	**397,908**
Expenses			
Fair value gain on real estate available for re–sale	-	-	(211,600)
Net carrying costs of real estate available for re-sale	69,049	112,595	125,180
Audit, listing and other professional fees	42,278	50,808	67,370
Fund management fees	53,008	51,792	9,070
Investment advisor fees	53,008	51,792	69,070
Directors and subcommittee fees	720	720	960
Office and administrative expenses	787	5,391	4,918
Foreign exchange (gain)/loss	(32,969)	30,185	27,618
Operating expenditure	**185,881**	**303,283**	**152,586**
Total comprehensive income/(loss) for the period	**156,266**	**(35,532)**	**245,322**
Earnings per share	**$0.00**	**$0.00**	**$0.00**

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

	Attributable to Fund shareholders		
	Share capital	**Retained earnings**	**Total**
	$	**$**	**$**
Balance- October 1, 2024	**28,626,291**	**(10,147,084)**	**18,479,207**
Total comprehensive loss for the year	-	245,322	**245,322**
Balance- September 30, 2025	**28,626,291**	**(9,901,762)**	**18,724,529**
Total comprehensive income for the period	-	156,266	**156,266**
Balance- June 30 2026	**28,626,291**	**(9,745,496)**	**18,880,795**

Eppley Caribbean Property Fund Limited SCC- Development Fund
Unaudited Consolidated Statement of Changes in Equity
For the nine-month period ended June 30, 2025
(expressed in Barbados dollars)

	Attributable to Fund shareholders		
	Share capital	**Retained earnings**	**Total**
	$	**$**	**$**
Balance- October 1, 2023	**28,626,291**	**(10,222,110)**	**18,404,181**
Total comprehensive profit for the year	-	75,026	**75,026**
Balance- September 30, 2024	**28,626,291**	**(10,147,084)**	**18,479,207**
Total comprehensive loss for the period	-	(35,532)	**(35,532)**
Balance- June 30, 2025	**28,626,291**	**(10,182,616)**	**18,443,675**

Eppley Caribbean Property Fund Limited SCC- Development

Unaudited Consolidated Statement of Cashflows

For the nine-month period ended June 30, 2026

(expressed in Barbados dollars)

	Unaudited Period ended June 30, 2026 $	Unaudited Nine months June 30, 2025 $	Audited Year ended September 30, 2025 $
Cash flows from operating activities			
Total comprehensive gain/(loss) for the period	**156,266**	**(35,532)**	**245,322**
Adjustment for:			
Share of loss of investments accounted for using the equity method	6,300	6,300	8,401
Fair value gain on real estate available for re-sale	-		(211,600)
Interest income	(348,447)	(274,051)	(406,309)
Foreign Exchange gain	(32,969)	30,185	27,618
Operating loss before working capital changes	**(218,850)**	**(273,098)**	**(336,568)**
Net decrease in accounts receivable and prepaid expenses	33,358	944,621	961,035
(Increase)/decrease in accounts payable and accrued expenses	7,058	(19,376)	(17,038)
Net decrease in due to/from related parties	(518)	(548,706)	(546,486)
Loans disbursed	(499,271)	(3,663,588)	(5,675,654)
Loan payments received	-	888,841	888,841
Cash used in operations	**(678,223)**	**(2,671,306)**	**(4,725,870)**
Interest received	-	142,792	-
Net cash used in operating activities	**(528,951)**	**(2,528,514)**	**(3,904,632)**
Net decrease in cash and cash equivalents	**(528,951)**	**(2,528,514)**	**(3,904,632)**
Cash and cash equivalents at beginning of the period	**560,483**	**4,492,733**	**4,492,733**
Net effect of foreign exchange on cash and cash equivalents	**-**	**(30,185)**	**(27,618)**
Cash and cash equivalents at end of the period	**31,532**	**1,934,034**	**560,483**

Eppley Caribbean Property Fund Limited SCC- Development Fund

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

The Eppley Caribbean Property Fund Limited SCC– Development Fund realised a profit of $156,266 for the period ended June 30, 2026 (unaudited) compared to a loss of $35,532 for the nine-month period ended June 30, 2025 (unaudited). The net asset value was $0.35 per share (2025: $0.34 - unaudited). The net assets were $18.88 million compared to $18.44 million for the nine-month period ended June 30, 2025 (unaudited)

The share price of the Development Fund Share on the Barbados Stock Exchange (BSE) as at June 30, 2026, was $0.14, a discount of 60% to the net asset value.

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Chairman

Eppley Caribbean Property Fund Limited SCC – Development Fund

Notes to the Unaudited Consolidated Financial Statements

Note 1: Basis of Preparation

The abridged financial statements do not include accounting policies and the notes that are contained in the financial statements. The financial statements were prepared in accordance with International Financial Reporting Standards.