

EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – VALUE FUND

Unaudited Consolidated Results as at March 31, 2024 (expressed in Barbados Dollars)

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Financial Position
March 31, 2024
(expressed in Barbados dollars)

	Unaudited March 31, 2024 \$	Unaudited March 31, 2023 \$	Audited September 30, 2023 \$
Assets			
Intangibles	833	1,360	1,108
Investment properties	100,022,520	88,062,916	98,166,390
Investment in associated company	39,216,523	33,717,155	37,984,798
Investment Securities	10,448,534	10,448,534	10,548,534
Accounts receivable and prepaid expenses	974,052	549,928	592,139
Due from related parties	1,466,679	776,950	1,133,876
Corporation tax prepaid	6,641	-	129,121
Cash & cash equivalents	9,909,575	6,703,176	9,355,875
Total assets	162,045,357	140,260,019	157,911,841
Liabilities			
Loans payable	38,925,766	27,223,484	35,484,533
Accounts payable and accrued expenses	2,600,386	2,252,135	1,746,803
Security and advanced deposits	840,182	444,683	549,226
Deferred tax	212,699	184,592	223,193
Corporation tax payable	133,939	104,876	87,655
Total liabilities	42,712,972	30,209,770	38,091,410
Total assets less liabilities	119,332,385	110,050,249	119,820,431
Equity			
Share capital	92,251,580	92,258,519	92,253,097
Other reserves	(379,704)	1,559,803	470,064
Retained earnings	27,460,509	16,231,927	27,097,270
Total shareholders' funds	119,332,385	110,050,249	119,820,431
Net asset value per share	\$0.88	\$0.81	\$0.88

Approved by:



Director

May 14, 2024



Director

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Comprehensive Income
For the six-month period ended March 31, 2024
(expressed in Barbados dollars)

	Unaudited Six months ended March 31, 2024 \$	Unaudited Six months ended March 31, 2023 \$	Unaudited Three months ended March 31, 2024 \$	Unaudited Three months March 31, 2023 \$	Audited Year ended September 30, 2023 \$
Revenue					
Net rental income	2,640,387	2,226,760	1,293,487	1,092,087	4,333,820
Fair value gains on investment property	1,508,340	3,698,540	1,508,340	3,698,540	13,441,716
Share of profit of investments using equity accounting	1,621,588	1,386,441	970,131	745,563	2,472,234
Gain on bargain purchase	-	455,861	-	-	455,861
Interest income	349,485	380,889	172,972	166,763	831,540
Total investment income	6,119,800	8,148,491	3,944,930	5,702,953	21,535,171
Expenses					
Interest Expense	1,031,570	735,681	531,318	372,134	1,552,628
Fund management fees	450,555	398,418	225,855	196,815	809,965
Investment advisor fees	450,555	398,418	225,855	196,815	809,965
Professional fees	253,056	272,910	132,095	175,914	525,273
Directors and subcommittee fees	3,480	3,400	1,740	1,700	6,800
Office and administrative expenses	12,848	71,330	10,614	70,153	90,212
Foreign exchange (gain)/loss	(161,440)	(34,218)	(161,127)	21,551	25,722
Operating expenditure	2,040,624	1,845,939	966,350	1,035,082	3,820,565
Profit before tax	4,079,176	6,302,552	2,978,580	4,667,871	17,714,606
Taxation	(97,986)	(93,723)	(43,749)	(91,680)	(236,400)
Net profit for the period	3,981,190	6,208,829	2,934,831	4,576,191	17,478,206
Other comprehensive income:					
<i>Items that will not be reclassified to profit or loss</i>					
Exchange differences on translation of foreign operations	(849,768)	1,013,555	(1,106,137)	1,511,680	(76,184)
Total comprehensive income for the period	3,131,422	7,222,384	1,828,694	6,087,871	17,402,022
Earnings per share	\$0.03	\$0.05	\$0.02	\$0.03	\$0.13

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the six-month period ended March 31, 2024
(expressed in Barbados dollars)

	Attributable to Fund shareholders			
	Share capital	Other Reserves	Retained earnings	Total
	\$	\$	\$	\$
Balance- October 1, 2022	92,610,581	546,248	13,494,489	106,651,318
Repurchase of issued shares	(357,484)	-	39,081	(318,403)
Translation reserves	-	(76,184)	-	(76,184)
Dividend declared (0.15 cents and 2.28 cents per share)	-	-	(3,914,506)	(3,914,506)
Total comprehensive income for the year	-	-	17,478,206	17,478,206
Balance- September 30, 2023	92,253,097	470,064	27,097,270	119,820,431
Repurchase of issued shares	(1,517)	-	368	(1,149)
Translation reserves	-	(849,768)	-	(849,768)
Dividend declared (0.15 cents and 2.27 cents per share)	-	-	(3,618,319)	(3,618,319)
Total comprehensive income for the period	-	-	3,981,190	3,981,190
Balance- March 31, 2024	92,251,580	(379,704)	27,460,509	119,332,385

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Changes in Equity
For the six-month period ended March 31, 2023
(expressed in Barbados dollars)

	Share capital	Other Reserves	Retained earnings	Total
	\$	\$	\$	\$
	Balance- October 1, 2021	92,919,797	1,240,354	6,531,851
Repurchase of issued shares	(309,216)	-	46,085	(263,131)
Translation reserves	-	(694,106)	-	(694,106)
Dividend declared (0.008 cents per share)	-	-	(2,592,831)	(2,592,831)
Total comprehensive income for the year	-	-	9,509,384	9,509,384
Balance- September 30, 2022	92,610,581	546,248	13,494,489	106,651,318
Repurchase of issued shares	(352,062)	-	37,111	(314,951)
Translation reserves	-	1,013,555	-	1,013,555
Dividend declared (0.15 cents and 2.28 cents per share)	-	-	(3,508,502)	(3,508,502)
Total comprehensive income for the period	-	-	6,208,829	6,208,829
Balance- March 31, 2023	92,258,519	1,559,803	16,231,927	110,050,249

Eppley Caribbean Property Fund Limited SCC- Value Fund
Unaudited Consolidated Statement of Cashflows
For the six-month period ended March 31, 2024
(expressed in Barbados dollars)

	Unaudited Six-month Period ended March 31, 2024	Unaudited Six-month Period ended March 31, 2023	Audited Year ended September 30, 2023
	\$	\$	\$
Cash flows from operating activities			
Profit before tax	4,079,176	6,302,552	17,714,606
Adjustment for:			
Fair value gains on investment property	(1,508,340)	(3,698,540)	(13,441,716)
Foreign exchange (gain)/loss	(161,440)	(34,218)	25,722
Share of gains of investments accounted for using the equity method	(1,621,588)	(1,386,441)	(2,472,234)
Gain on bargain purchase	-	(455,861)	(455,861)
Depreciation and Amortisation	282	163	243
Interest income	(349,485)	(380,889)	(831,540)
Interest expense	1,031,570	735,681	1,552,628
Operating income before working capital changes	1,470,175	1,082,447	2,091,848
Net increase/(decrease) in accounts receivable and prepaid expenses	(379,077)	149,423	111,600
Net decrease in loans receivable	-	1,740,000	1,740,000
Net increase in accounts payable and accrued expenses	521,030	905,152	643,845
Increase in security deposits	292,935	19,969	138,801
Net increase in due to/from related parties	(332,803)	(48,496)	(405,422)
Purchases/addition to investment properties	(1,120,330)	(39,052)	(1,330,030)
Cash generated from operations	451,930	3,809,443	2,990,642
Interest received	449,486	417,147	767,798
Interest paid	(818,088)	(729,187)	(1,374,129)
Tax paid	63,071	(83,481)	(328,194)
Net cash generated from operating activities	146,399	3,413,922	2,056,117
Cash flows from investing activities			
Investment in associated companies	-	-	(5,160,001)
Distributions from associated companies	447,083	583,689	2,263,345
Acquisition of subsidiary	-	(4,939,176)	(4,934,794)
Net cash generated from/(used in) investing activities	447,083	(4,355,487)	(7,831,450)
Cash flows from financing activities			
Repurchase of shares	(1,149)	(314,951)	(318,403)
Dividends paid	(3,279,529)	(3,305,870)	(3,914,506)
Loans received	4,476,642	3,496,621	13,713,878
Loans repaid	(1,243,673)	(336,505)	(2,718,424)
Net cash (used in)/generated from financing activities	(47,709)	(460,705)	6,762,545
Net increase/(decrease) in cash and cash equivalents	545,773	(1,402,270)	987,212
Effects of foreign exchange rate changes on cash and cash equivalents	7,927	(60,540)	202,677
Cash and cash equivalents at beginning of the period	9,355,875	8,165,986	8,165,986
Cash and cash equivalents at end of the period	9,909,575	6,703,176	9,355,875

Eppley Caribbean Property Fund Limited SCC – Value Fund

Directors' Statement – For the period ended March 31, 2024

The **Eppley Caribbean Property Fund Limited SCC** - Value Fund share realised a net profit of \$3,981,190 for the period ended March 31, 2024 (unaudited) compared to a profit of \$6,208,829 in 2023 (unaudited).

The net asset value is \$0.88 per share and \$0.81 at March 31, 2023 (unaudited). The net assets are \$119.33 million compared to \$110.05 million at the end of March 31, 2023 (unaudited).

The share price of the Value Fund shares on the Barbados Stock Exchange (BSE) as at March 31, 2024 was \$0.52, a discount of 41% to the net asset value.

During the six-month period ended March 31, 2024, shares repurchased amounted to 2,228 units. There were no repurchases during the quarter ended March 31, 2024. The purpose of this acquisition is to unlock shareholder value by purchasing shares at a price that is a significant discount to our book value per share, consistent with the strategy disclosed in our prospectus and our recently released Annual Report. Our balance sheet provided the source of funds for this acquisition.



Chairman

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.

Note 2: 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 further quarter results for the period ended March 31, 2024, continues to be as at the date of this letter in compliance with the By-Laws.
