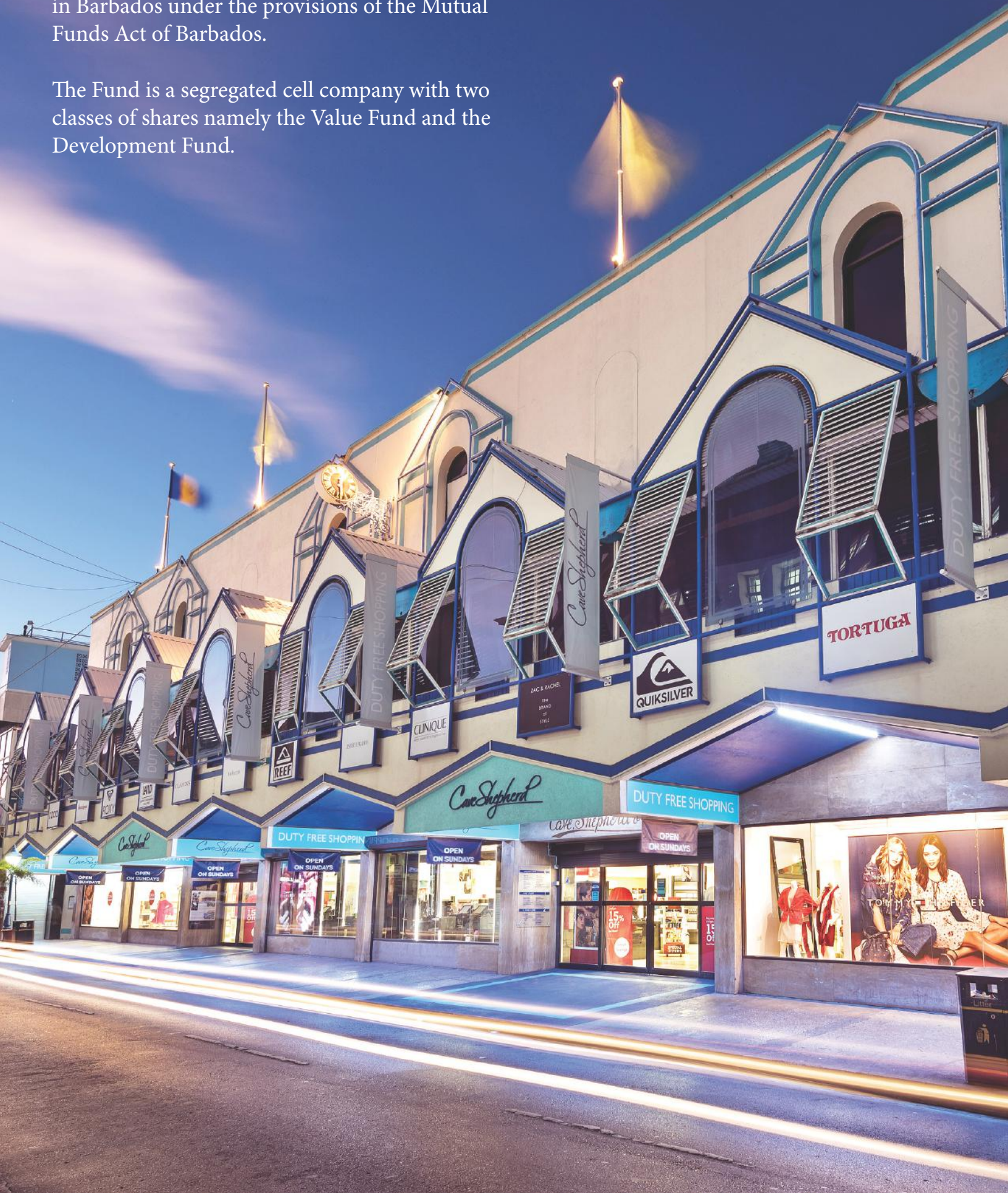


EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC

2018 ANNUAL REPORT

Eppley Caribbean Property Fund is a closed-end investment company registered with limited liability in Barbados under the provisions of the Mutual Funds Act of Barbados.

The Fund is a segregated cell company with two classes of shares namely the Value Fund and the Development Fund.



COMPANY OVERVIEW

Fund name:	Eppley Caribbean Property Fund Limited SCC	
Fund type:	Closed-end Fund	
Launch date:	August 20, 1999	
Eppley management control:	May 4, 2018	
Stock exchange listings:	Barbados Stock Exchange (BSE)	
	Trinidad & Tobago Stock Exchange (TTSE)	
Fund valuations:	Monthly	
Independent property appraisals:	Semi-Annually	
NAV quotations:	Monthly	
	<u>Value Fund</u>	<u>Development Fund</u>
Net Assets:	\$39,734,665	\$19,871,524
Shares Outstanding:	55,652,768	54,349,890
Net Asset Value per share:	\$0.71	\$0.36
Share price, September 30, 2018	\$0.60	\$0.23
Opening Eppley management share price ¹ :	\$0.60	\$0.16
Management fees:	1.5% of net assets	0.75% of net assets
		4% of property sale proceeds at fair value

¹ As at May 4, 2018 the day that Eppley assumed management of the Fund.

VALUE FUND PROPERTIES



Cave Shepherd Building
Bridgetown, Barbados



24 Broad Street
Bridgetown, Barbados



Sunset Mall
Sunset Crest, Barbados



Emerald City Mall
Six Cross Roads, Barbados



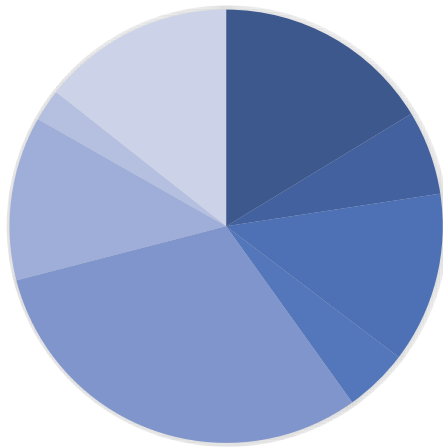
Chattel Village
Holetown, Barbados



Carlisle House
Bridgetown, Barbados

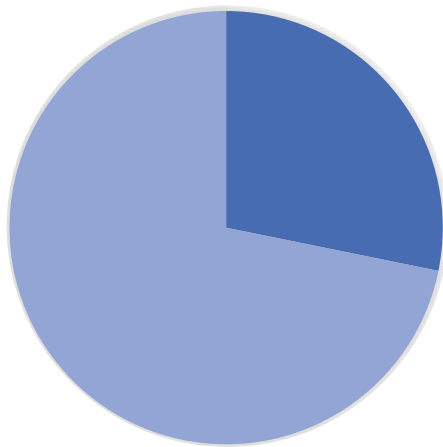
VALUE FUND PORTFOLIO ²

BY ASSETS



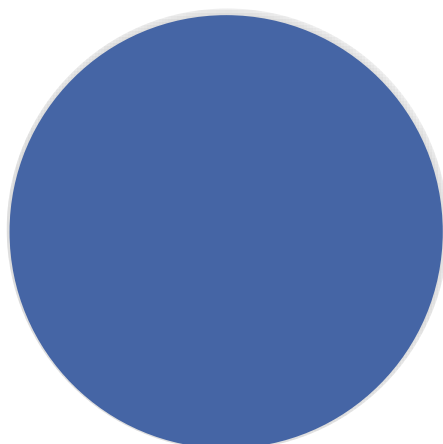
- CS&C JV: 31%
- Cash & Cash Equivalents: 16%
- 24 Broad Street: 14%
- Emerald City JV: 13%
- Carlisle House: 12%
- Loan Receivable: 6%
- Sunset JV: 5%
- The Chattel Village: 3%

BY USE



- Retail: 72%
- Commercial Office: 28%

BY GEOGRAPHY



- Barbados: 100%

² Based on the current fair value of each property.

VALUE FUND OPERATING PERFORMANCE SUMMARY

PROPERTIES	SQUARE FEET	OCCUPANCY	NOI	ASSET VALUE	CURRENT NOI YIELD	OWNERSHIP
Cave Shepherd Building	103,131	100%	\$4,505,245	\$52,500,000	8.6%	36%
24 Broad Street	14,119	100%	\$994,520	\$8,800,000	11.3%	100%
Sunset Mall	17,646	100%	\$1,136,147	\$12,200,000	9.3%	24%
Emerald City Mall ³	78,488	100%	\$1,508,359	\$26,000,000	5.8%	30%
Chattel Village	8,038	100%	\$220,289	\$1,470,000	15.0%	100%
Carlisle House	48,426	42%	\$138,353	\$7,500,000	1.8%	100%
Total (Property level)⁴	269,848	90%	\$8,502,912	\$108,470,000	7.8%	

VALUE FUND FINANCIAL PERFORMANCE SUMMARY

	2018	2017
NOI attributable to shareholders	2,449,844	2,445,089
Interest expense	(480,000)	(479,339)
Interest and other income	28,485	45,315
Interest expense of investments accounted for using Equity Method	(246,595)	(139,531)
FFO attributable to shareholders	1,751,734	1,871,533
Fair value losses on investment properties	(2,381,895)	(623,119)
Net (loss)/gain on investment property	(118,141)	47,205
Impairment (charge)/recovery for receivables	(20,892)	10,754
Non-cash charges of investments accounted for using the Equity Method	(31,669)	303,555
Comprehensive (loss)/income per year attributable to shareholders	(800,863)	1,609,928
FFO per share	0.031	0.034
Earnings per share	(0.014)	0.030

³ NOI and current NOI yield reflects nine month period for January to September 2018.

⁴ Totals do not reflect Fund's ownership share of properties or management fees .

DEVELOPMENT FUND PROPERTIES



Wotton Land
Wotton, Barbados



Lower Estate Land
Lower Estate, Barbados



Canouan Land
Canouan, St. Vincent
& The Grenadines



Villas on the Green Land
Cap Estate, St. Lucia



Holders Land
St. James, Barbados



Villas on the Green Townhomes
Cap Estate, St. Lucia



Apes Hill Villas
Apes Hill, Barbados



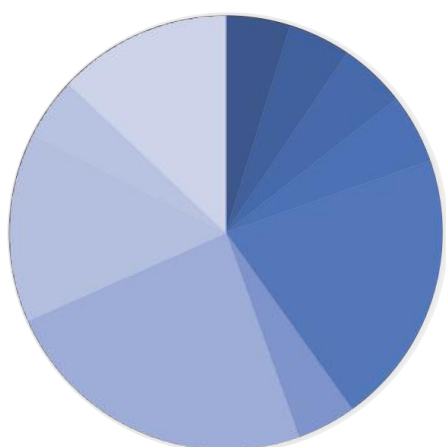
Lime Grove Villa
Holetown, Barbados



Rockley Central Area
Rockley, Barbados

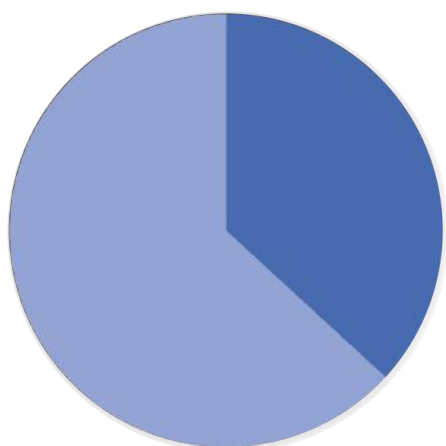
DEVELOPMENT FUND PORTFOLIO ⁵

BY ASSETS



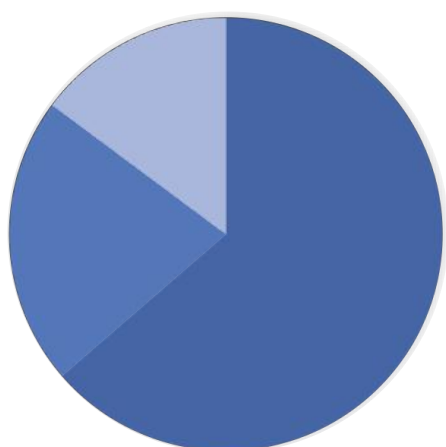
- Wotton Lands: 24%
- Villas on the Green: 20%
- Canouan Land: 14%
- Lower Estate: 13%
- Cash & Cash Equivalents: 5%
- Holder's Site: 5%
- Apes Hill Polo Villa #3: 5%
- Apes Hill Polo Villa #18: 5%
- Rockley JV: 5%
- Lime Grove Hillside: 4%

BY USE



- Development Land: 63%
- Residential Units: 37%

BY GEOGRAPHY



- Barbados: 64%
- St. Lucia: 21%
- St. Vincent: 15%

⁵ Based on the current fair value of each property.

LETTER TO SHAREHOLDERS

FELLOW SHAREHOLDERS,

I am pleased to present this inaugural letter to shareholders of the Eppley Caribbean Property Fund Limited SCC (“the Fund”).

In May, Eppley Fund Managers (“Eppley”) purchased the common shares of the Fund from Fortress Fund Managers and Altman Real Estate and assumed the stewardship of your portfolio of investment properties. Following the transaction and with the approval of shareholders, the name of the Fund was changed to reflect Eppley’s ownership.

ABOUT EPPLEY

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

Eppley 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 Jamaica Stock Exchange.

Eppley is formerly a subsidiary of Musson (Jamaica) Limited, a successor to S.P Musson and Son Company Limited one of the six companies that formed Barbados Shipping and Trading Limited. Musson is now a diversified conglomerate and one of the largest private companies in the Caribbean with holdings in distribution, manufacturing, agribusiness and insurance. While Eppley is an independent company, it retains Musson’s heritage, culture and values.

Eppley has a track record of delivering attractive returns. We apply a consistent investment philosophy, strategy and process across different asset classes. Uniformly, we are value investors and seek opportunities to deploy capital where value exceeds our purchase price and where returns exceed our risk of loss. To find these opportunities, we focus on private markets like credit and real estate where inefficiencies are most pronounced and where our strengths of originating, negotiating and structuring investments are most highly rewarded. We intend to bring this approach and experience to the management of the Fund on your behalf.

HISTORICAL PERFORMANCE

The performance of the Fund over the past decade has been disappointing.

Since 2008, the total net asset value of the Fund has declined by 26% ⁶. This reflects a sharp reduction in the value of the Fund’s concentrated portfolio of properties in Barbados and the Eastern Caribbean. The Fund has consistently experienced material fair values losses in most years over the last decade caused initially by the global financial crisis and more recently by a multi-year deterioration of the Barbadian economy.

The declines in the value of the Fund’s underlying properties alone however only account for about half of the fall in its market capitalization. Over the same period, the market capitalization of the Fund declined by 52.5% ⁷. The other half of the fall is due to a widening gap between the Fund’s net asset value per share and its share price.

Both the Value Fund and the Development Fund’s shares stubbornly trade at large discounts to net asset value. Investors routinely buy and sell fractional ownership interests in the Fund’s net assets at prices much lower than their independently appraised value. As of September 30, 2018, these discounts were 15.5% and 36% for the Value Fund and Development Fund, respectively.

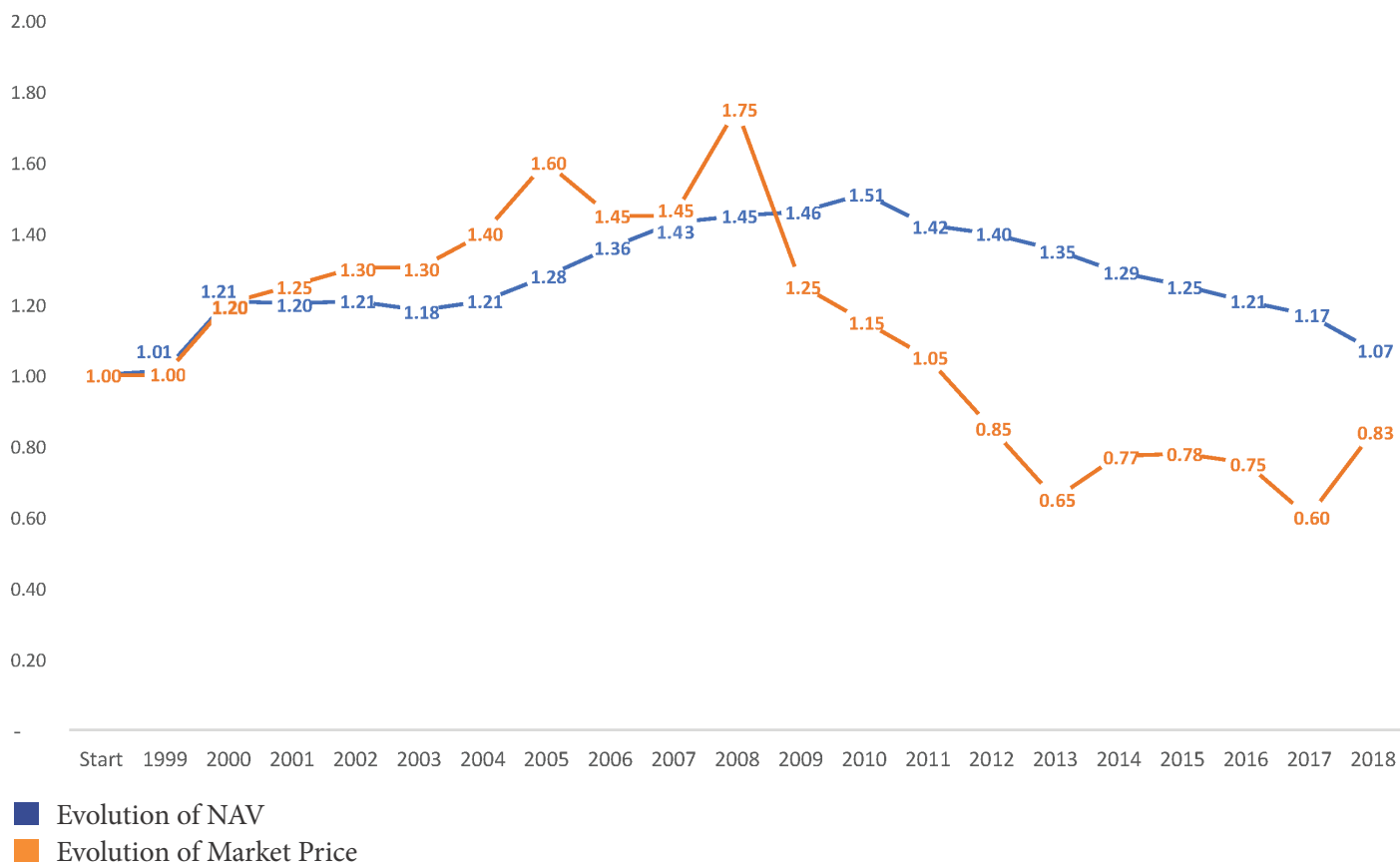
Changing the trajectory of the Fund will require fundamentally addressing both the root causes of its recent declines: the performance of its property portfolio and the discount of its share price to net asset value.

⁶ Includes the total net asset value of the Value Fund and the Development Fund in 2018

⁷ Includes the total market capitalization of the Value Fund and the Development Fund in 2018

NAV VS. MARKET PRICE⁸

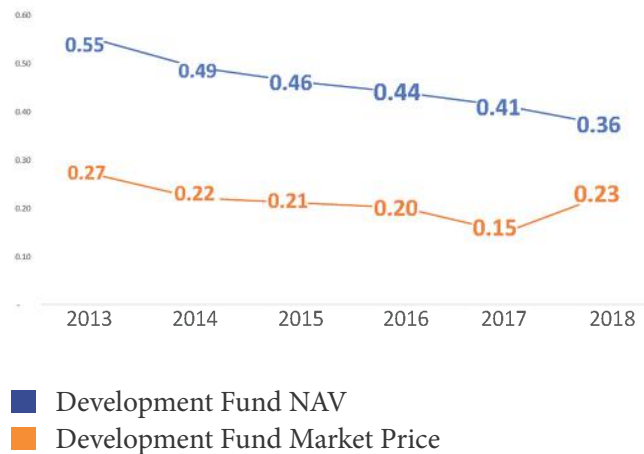
FUND'S NAV VS. MARKET PRICE SINCE INCEPTION



VALUE FUND'S NAV VS. MARKET PRICE SINCE SPLIT



DEVELOPMENT FUND'S NAV VS. MARKET PRICE SINCE SPLIT



⁸ Based on year-end values as at September 30th. Most recent market prices as at December 28, 2018 are \$0.55 and \$0.23 for the Value Fund and the Development Fund respectively

VALUE FUND

Performance in 2018

The Value Fund produced a loss attributable to shareholders of \$800,863 last year or \$0.01 per share. The net asset value of the Value Fund was \$0.71 per share versus \$0.76 cents at the end of 2017, a decline of 6.5%.

The loss was mainly driven by a decline in the fair value of the of the Value Fund's investment properties, most significantly at Carlisle House. During the year, Carlisle House continued to experience rising vacancy. As a result, its value fell \$2.5 million last year or about 25%.

The Value Fund's funds from operations (FFO) which excludes non-cash, non-recurring items like fair value gains from earnings was \$1,751,734 last year or \$0.031 per share. This compares to \$1,871,533 or \$0.034 in 2017. Last year at the Cave Shepherd main store we exchanged lower rental payments for denominating the payments in US dollars and extending the lease term beyond 2030. Notwithstanding, the Fund's net operating income (NOI) due to shareholders actually increased slightly since our share of additional income from the Emerald City Mall outweighed this impact. Nevertheless, the FFO attributable to shareholders declined since it included our share of the interest expense on our acquisition loan at Emerald City.

The Value Fund's portfolio of 6 commercial properties, all located in Barbados and consisting of 269,848 square feet produced NOI of over \$8.5 million last year. The NOI attributable to shareholders, which considers the Fund's percentage ownership of our various properties and management fees, was \$2,449,843. This equates to an NOI yield of 5.2%.

Acquisitions and Disposals in 2018

The Value Fund executed two significant acquisitions last year: the purchase of a 30% stake in the Emerald City Mall and an increase in our stake in the Cave Shepherd Building to 36%.

The Emerald City Mall is a 78,488 square feet shopping complex located in Six Cross Roads, Barbados. The Value Fund purchased 30% of Emerald City in a sale and leaseback transaction with our partners. Emerald City's tenants include A One Supermarkets, Courts and Republic Bank. Since the transaction only closed in January the Value Fund recorded just nine months of results from our ownership interest in the Emerald City Mall in 2018.

The Value Fund owns our interest in the Cave Shepherd Building in Bridgetown through the CS&C joint venture. In September we completed a transaction with our partners to increase the leverage on the property and to use the proceeds to acquire Massy pension fund's shares in CS&C. The Value Fund also bought an additional interest in CS&C outright. As a result, we increased our stake from 24% to 36%. Following the transaction, our interest in the Cave Shepherd Building is the largest investment in the Value Fund and we are in turn its largest owner.

Both transactions allowed the Value Fund to acquire tenanted properties with strong income yields on fair terms enhanced by attractive financing terms.

Funding and Liquidity

The Value Fund ended the year with a significant cash balance of \$10.2 million, reflecting the proceeds of recent asset sales including the Carters properties and the BET building. Additionally, the Value Fund was owed a Vendor's note of \$6.5 million in relation to the BET building which when paid will further increase the Value Fund's cash balance by our share of the note or \$3.7 million.

The Value Fund's only direct debt liability is our \$10.5 million of medium-term notes. A tranche of these notes matured in July and were successfully rolled to 2021 at an interest rate of 4%. The Value Fund's CS&C and Emerald City joint ventures also have mortgages which are secured by their respective properties.

The combination of the Value Fund's cash and its access to attractive financing provides us with the ability decisively execute large commercial property transactions when the opportunity arises.

Strategy

Enhancing returns to shareholders, requires tackling the Value Fund's twin-challenges: improving the performance of our portfolio of investment properties and eliminating the discount between our share price and net asset value.

The recent fair value losses at the Value Fund mask its healthy operating performance. The average NOI yield of the six commercial properties in the Value Fund last year was 7.8%. If we annualize the performance of the Emerald City Mall which we owned for only nine months, the average NOI yield of the Value Fund's properties last year would have been 8.3%.

Moreover, there are clear opportunities to grow our income and raise NOI yields further by addressing Carlisle House and deploying the Fund's large cash balance.

Carlisle House stands out as the Value Fund's only underperforming asset. Its net operating income yield last year was an unacceptable 2% driven by high vacancies and operating expenses. This yield was a significant drag on our performance. Consider this: the average NOI yield of Value Fund's properties in 2018 annualizing Emerald City but excluding Carlisle House was 8.8%. Given its impact, we are actively evaluating options to address Carlisle House's underperformance and are keeping all options on the table.

At the end of the year, the Value Fund had over \$10.2 million of cash. Additionally, the Value Fund was due its \$3.7 million share of the \$6.5 million vendor note at the BET joint venture. Both these assets which together represent 35% of the Value Fund's equity earn little income and like Carlisle House weigh down the Value Fund's performance.

Driving change at Carlisle House and investing our liquidity into new commercial properties will consume management's time and attention in 2019.

More broadly however, it is also imperative that we set about vastly increasing the scope and scale of Value Fund's properties.

Today, our portfolio is too heavily weighted to Barbados and to retail. We believe that our Barbadian assets are well positioned to appreciate as the economy recovers. However, the Value Fund's experience in Barbados since 2008 should serve as stark warning to expand our geographic reach beyond a single island and to spread our exposure across all classes of commercial real estate. In conjunction, increasing the sheer size of our portfolio we will allow the Value Fund to capture great economies of scale and improve our operating efficiency.

We are continuously exploring transactions to grow and diversify the Value Fund. Our focus is on income-producing real estate assets in the English-speaking Caribbean valued between US\$10 million to US\$20 million. We look forward to sharing these developments with you should they materialize.

Improving the performance of the Value Fund is a necessary but insufficient component of improving shareholder returns. Additionally, we must erode the difference between the Value Fund's share price and its NAV per share.

The appraised value of our properties is based on the judgment of independent, qualified experts. These values are also consistent with our own assessment as new managers. Notwithstanding, the current share price affords investors the opportunity to purchase these assets at a 22.5% discount to the assessments of fair value.

This bears repeating: currently investors can purchase a fractional, liquid ownership interest in a portfolio of high quality, tenanted commercial assets with a strong 5.2% net operating income yield net of fees at a 22.5% discount to its independently appraised value.

Furthermore, by purchasing shares at these prices, investors can earn an effective NOI yield of 6.7% net of management fees with any benefits from the reinvestment of the Value Fund's large cash balances or operating improvements at Carlisle House providing additional upside.

We intend to engage the regional investment community directly to explain what we consider to be a compelling risk reward proposition in our shares particularly during a time of record low returns on fixed income assets. Additionally, given the Value Fund's high cash balances we are carefully evaluating the appropriateness of repurchasing the Value Fund's shares to take advantage of this investment proposition directly on behalf of shareholders.

Dividend

The Board of Directors declared a dividend of \$0.024 per share to shareholders on record on December 24, 2018 payable on January 9, 2019.

Our dividend policy is designed to mirror the approach used by most private owners of commercial property. That is, we seek to distribute most of our buildings' rental income net of their operating expenses, financing costs and planned capital expenditures each year. This year's dividend is \$1,335,666 or about 76% of FFO attributable to shareholders.

DEVELOPMENT FUND

Performance in 2018

The Development Fund produced a loss of \$2,110,700 last year or \$0.04 per share. The net asset value of the Development Fund at the end of 2018 was \$0.36 per share versus \$0.41 per share at the end of 2017, a decline of 12%.

The Development Fund owns a combination of development lands and residential units in Barbados, St. Lucia and St. Vincent and the Grenadines. The development lands do not produce net operating income. In aggregate, the operating costs of the residential units exceeded their rental income last year. As a result, the Development Fund produced negative NOI and FFO in 2018.

Unfortunately, in addition to the Development Fund's poor operating performance it also experienced broad declines in the fair value of its assets. The Development Fund's lands at Villas on the Green, Wotton and Holders Hill all fell in value as did the Development Fund's residential investments at Limegrove Villa 6 and Apes Hill Polo Villas 3 and 18. The Development Fund's investment in its remaining residential units at Villas on the Green produced an operating loss.

Acquisitions and Disposals in 2018

The Development Fund successfully disposed of several properties in 2018 including: Lion Castle Lot 21, Apes Hill land, Rockley Cane Garden land and a unit at Villas on the Green. All sales were done at or near our carrying cost.

Funding and Liquidity

As a result of recent asset sales, the Development Fund ended the year with over \$1 million in cash.

The Development Fund has no external debt but owes \$847,229 to the Value Fund in connection with our acquisition of additional shares in the CS&C joint venture this year.

Strategy

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

The Development Fund currently trades at a 36% discount to its appraised value. Such a steep discount is no doubt a function of years of consistent declines in the fair value of its properties and recurrent operating losses.

Notwithstanding, it reveals a fundamental disconnect between investors' views and our fundamentals. At the end of last year, cash alone accounted for \$0.02 per share.

At the current market price of \$0.23 per share this implies that the entire value of the Development Fund's 9 properties net of all liabilities was \$0.21 per share or \$11.6 million.

At the end of the year, the book value of these assets exceeded \$18.8 million. To put this in context, this \$7.2 million gap is larger than the appraised values of the Development Fund's four residential units at Villas on the Green, two residential units at Apes Hill, one residential unit at Lime Grove and its land at Holders Hill and Rockley central area, combined.

We intend to continue to dispose of the Development Fund's assets at or above fair value. As this process evolves, the Development Fund's cash balance per share will rise and the number of its properties will shrink. This process will bring large differences between the market and book values of the Development Fund's remaining assets into increasingly sharper focus. As with the Value Fund, we intend to engage the investment community directly to discuss our plans for the Development Fund and our analysis of its value.

Eppley's strength lies in applying our value investment ethos in illiquid, private markets where we can leverage our expertise and experience in originating, negotiating and structuring transactions and acting decisively. While we will partner with developers and could undertake developments ourselves in limited circumstances, we currently have no edge in developing properties.

We are now carefully evaluating how best to modify the Development Fund's investment focus to take advantage of our competitive advantages and current market opportunities. We look forward to sharing our plans in detail with shareholders when they are fully formulated.

Dividend

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

Having taken over the management of Fund in May we have evaluated the Fund's holdings and now have a clear plan to improve its performance. At the Value Fund we are intent on addressing Carlisle House, deploying our cash and significantly increasing its size and scope. At the Development Fund, we will continue responsibly selling assets and determining the most appropriate way to reposition our investment strategy.

Across both the Value Fund and the Development Fund we look forward to engaging the investment community directly to share our plans and point out the compelling investment proposition our shares offer at their current levels.

We look forward to keeping you updated on our progress.

Cordially,



Nicholas A. Scott
Chairman

BOARD OF DIRECTORS

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

Managing Director
Eppley Limited

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

Chairman
Development Bank of Jamaica

JEFFREY HALL
Chief Executive Officer
Jamaica Producers Group

Chairman
Scotia Group Jamaica Limited

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

MELANIE SUBRATIE
Chairman
Stanley Motta Limited

ROGER CAVE
Managing Director
Fortress Fund Managers

SHAREHOLDINGS

Directors shareholdings in the Fund including connected persons as of September 30th 2018, is as follows:

	VALUE FUND	DEVELOPMENT FUND
Nicholas A. Scott	68,442	41,010
P.B. Scott	91,444	149,568
Jeffrey Hall	-	-
Sharon E. Donaldson	-	-
Melanie Subratie	-	-
Roger Cave	10,000	10,000

The ten largest shareholders of the Fund as at September 30th 2018, are as follows:

VALUE FUND

SHAREHOLDER	SHARES	%
First Caribbean Barbados C1686 AA	5,591,258	10.05%
Massy (Barbados) LTD	5,000,000	8.98%
RBTT Trust Limited - T964C	2,219,615	3.99%
First Caribbean INT'L Bank A/C#C1191	2,151,331	3.87%
First Caribbean Barbados C1686 CC	1,859,952	3.34%
RBC Trust (Trinidad & Tobago) LTD - T148	1,387,260	2.49%
RBC Trust (Trinidad & Tobago) LTD - T426	1,387,258	2.49%
RBC Trust (Trinidad & Tobago) LTD - T534	1,387,258	2.49%
Republic Bank Limited - A/C CT1937	1,250,000	2.25%
First Caribbean Barbados C1577	983,690	1.77%

DEVELOPMENT FUND

SHAREHOLDER	SHARES	%
Massy (Barbados) LTD	5,000,000	9.20%
First Caribbean Barbados C1686 AA	2,793,954	5.14%
The Bank Of N.T Butterfield & Son LTD	2,777,833	5.11%
RBTT Trust Limited - T964C	2,219,615	4.08%
First Caribbean INT'L Bank A/C#C1191	1,964,171	3.61%
RBC Trust (Trinidad & Tobago) LTD - T148	1,387,260	2.55%
RBC Trust (Trinidad & Tobago) LTD - T426	1,387,258	2.55%
RBC Trust (Trinidad & Tobago) LTD - T534	1,387,258	2.55%
Republic Bank Limited - A/C CT1937	1,250,000	2.30%
CBB Staff Pension (Employer Portfolio)	936,078	1.72%

CORPORATE INFORMATION

DIRECTORS

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

INVESTMENT COMMITTEE

Nicholas A. Scott
 P.B. Scott
 Jeffrey Hall

AUDIT COMMITTEE

Sharon E. Donaldson
 Roger Cave
 Melanie Subratie

STOCK EXCHANGES

Barbados Stock Exchange
 Trinidad and Tobago Stock Exchange

HEAD OFFICE

First Floor, Carlisle House
 Hincks Street
 Bridgetown, Barbados

FUND MANAGER

Eppley Fund Managers Limited

INDEPENDENT VALUERS

Terra Caribbean
 BCQS International
 Property Consultant Services

INDEPENDENT AUDITORS

Ernst & Young

ATTORNEYS

Clarke Gittens Farmer

BANKERS

CIBC First Caribbean International Bank
 RBC Royal Bank

Eppley Caribbean Property Fund Limited SCC
(formerly Fortress Caribbean Property Fund Limited SCC)

Consolidated Financial Statements

September 30, 2018

(expressed in Barbados dollars)

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EPPLEY CARIBBEAN PROPERTY FUND SCC

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Eppley Caribbean Property Fund SCC and its subsidiaries ("the Group"), which comprise the consolidated statement of financial position as at 30 September 2018, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Group as at 30 September 2018 and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRSs").

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing ("ISAs"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants ("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 period. 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 the 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 matter below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EPPLEY CARIBBEAN PROPERTY FUND SCC

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

Key Audit Matters (Continued)

<i>Key audit matter</i>	<i>How our audit addressed the key audit matter</i>
Valuation of investment properties and real estate available for resale	
In the Value Fund approximately 32% of the total assets are investment properties. Investment properties are measured at fair value, as determined by a specialist engaged by management. Approximately 67% of the total assets of the Development Fund are real estate available-for-sale. Real estate available-for –sale is measured at the lower of cost and net realizable value.	We assessed the valuation reports prepared on behalf of management to obtain comfort that the methodology and assumptions used in the valuation were reasonable. This included involving an EY expert to assist with the review. The underlying data used in the valuations was also tested. The disclosure requirements were also tested.

Other information included in the Group's 2018 Annual Report

Management is responsible for the other information. Other information consists of the information included in the Annual Report, other than the consolidated financial statements and our auditor's report thereon. The 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 do 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 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.

When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the Audit Committee.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EPPLEY CARIBBEAN PROPERTY FUND 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 IFRSs, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

The Audit Committee 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 SCC

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

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

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, related safeguards.

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

INDEPENDENT AUDITOR'S REPORT

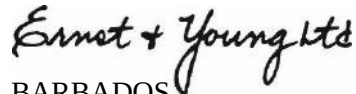
TO THE SHAREHOLDERS OF EPPLEY CARIBBEAN PROPERTY FUND SCC

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

Other Legal and Regulatory Requirements

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

The engagement partner in charge of the audit resulting in this independent auditor's report is Mr. John-Paul Kowlessar.



BARBADOS

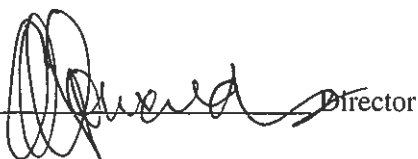
31 December 2018

Eppley Caribbean Property Fund Limited SCC
(formerly Fortress Caribbean Property Fund Limited SCC)
Consolidated Statement of Financial Position
As at September 30, 2018

(expressed in Barbados dollars)

	Note	2018 \$	2017 \$
Value Fund			
Assets			
Investment properties	5	17,770,000	20,050,000
Investments in associated companies and joint arrangements	8	19,997,671	15,033,130
Loan receivable	11	6,500,000	6,500,000
Financial assets at fair value through profit or loss	9	—	—
Accounts receivable and prepaid expenses	12	277,769	689,182
Due from related parties	18	847,229	927,568
Cash and cash equivalents	10	10,237,573	13,534,056
Total assets		55,630,242	56,733,936
Liabilities			
Loans payable	14	10,580,000	10,580,000
Accounts payable and accrued expenses	13	2,180,521	325,054
Security and advance deposits		233,001	289,988
Total liabilities		12,993,522	11,195,042
Total assets less liabilities		42,636,720	45,538,894
Equity			
Capital and reserves attributable to the Fund shareholders			
Share capital	19	37,209,540	37,209,540
Retained earnings		2,525,125	5,273,834
Total shareholders' funds		39,734,665	42,483,374
Non-controlling interests	7	2,902,055	3,055,520
		42,636,720	45,538,894
Net asset value per share	20	0.71	0.76

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

 Director

 Director

Eppley Caribbean Property Fund Limited SCC
(formerly Fortress Caribbean Property Fund Limited SCC)

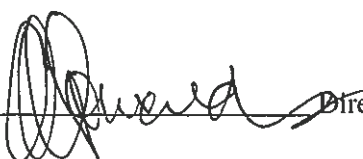
Consolidated Statement of Financial Position... *continued*

As at September 30, 2018

(expressed in Barbados dollars)

	Note	2018 \$	2017 \$
Development Fund			
Assets			
Real estate available for re-sale	6	14,187,766	18,309,377
Investments in associated companies and joint arrangements	8	5,573,363	4,835,960
Accounts receivable and prepaid expenses	12	420,175	447,303
Due from related parties	18	—	48,000
Cash and cash equivalents	10	1,020,453	51,725
Total assets		21,201,757	23,692,365
Liabilities			
Accounts payable and accrued expenses	13	199,090	479,644
Security and advance deposits		283,914	302,929
Due to related parties	18	847,229	927,568
Total liabilities		1,330,233	1,710,141
Total assets less liabilities		19,871,524	21,982,224
Equity			
Capital and reserves attributable to the Fund shareholders			
Share capital	19	28,626,291	28,626,291
Retained deficit		(8,754,767)	(6,644,067)
Total shareholders' funds		19,871,524	21,982,224
Net asset value per share	20	0.36	0.41

Approved by the Board of Directors on December 12, 2018

 Director

 Director

Eppley Caribbean Property Fund Limited SCC
(formerly Fortress Caribbean Property Fund Limited SCC)
Consolidated Statement of Changes in Equity
For the year ended September 30, 2018

(expressed in Barbados dollars)

	Attributable to Fund shareholders		Non-	Total
	Share	Retained	controlling	
	capital	earnings	interests	
	\$	\$	\$	\$
Value Fund				
Balance at September 30, 2016	37,209,540	5,611,752	9,471,755	52,293,047
Dividends declared 3.5 cents per share (note 15)	–	(1,947,846)	–	(1,947,846)
Distributions to non–controlling interests (note 7)	–	–	(6,450,000)	(6,450,000)
Total comprehensive income for the year	–	1,609,928	33,765	1,643,693
Balance at September 30, 2017	37,209,540	5,273,834	3,055,520	45,538,894
Dividends declared 3.5 cents per share (note 15)	–	(1,947,846)	–	(1,947,846)
Distributions to non–controlling interests (note 7)	–	–	(215,000)	(215,000)
Total comprehensive (loss)/income for the year	–	(800,863)	61,535	(739,328)
Balance at September 30, 2018	37,209,540	2,525,125	2,902,055	42,636,720

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

Eppley Caribbean Property Fund Limited SCC
(formerly Fortress Caribbean Property Fund Limited SCC)
Consolidated Statement of Changes in Equity...*continued*
For the year ended September 30, 2018

(expressed in Barbados dollars)

	Attributable to Fund shareholders		
	Share capital \$	Retained earnings \$	Total \$
Development Fund			
Balance at September 30, 2016	28,731,519	(4,693,572)	24,037,947
Treasury shares (note 19)	(105,228)	74,840	(30,388)
Total comprehensive loss for the year	–	(2,025,335)	(2,025,335)
Balance at September 30, 2017	28,626,291	(6,644,067)	21,982,224
Total comprehensive loss for the year	–	(2,110,700)	(2,110,700)
Balance at September 30, 2018	28,626,291	(8,754,767)	19,871,524

Eppley Caribbean Property Fund Limited SCC
(formerly Fortress Caribbean Property Fund Limited SCC)
Consolidated Statement of Comprehensive (Loss)/Income
For the year ended September 30, 2018

(expressed in Barbados dollars)

	Note	2018 \$	2017 \$
Value Fund			
Revenue			
Net rental income	16	1,521,075	1,620,687
Fair value losses on investment property	5	(2,381,895)	(623,119)
Share of profit of investments accounted for using the equity method	8	1,563,000	1,854,625
Net (loss)/gain on sale of investment property		(118,141)	47,205
Net gain on financial assets at fair value through profit or loss	9	–	15,611
Interest income		21,833	33,745
Dividend income		–	2,750
Other income		6,652	8,820
Total investment income		612,524	2,960,324
Expenses			
Interest expense		480,000	479,339
Fund management fees	18	313,735	315,701
Investment advisor fees	18	313,735	315,701
Professional fees		193,058	169,569
Directors and subcommittee fees	18	18,527	29,445
Office and administrative expenses		11,905	17,630
Impairment charge/(recovery) for receivables	12	20,892	(10,754)
Operating expenditure		1,351,852	1,316,631
Total comprehensive (loss)/income for the year		(739,328)	1,643,693
Attributable to:			
Cellular property fund shareholders		(800,863)	1,609,928
Non– controlling interests	7	61,535	33,765
Total comprehensive (loss)/income for the year		(739,328)	1,643,693
Earnings per share – basic and diluted	20	(0.01)	0.03

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

Eppley Caribbean Property Fund Limited SCC
(formerly Fortress Caribbean Property Fund Limited SCC)
Consolidated Statement of Comprehensive Loss
For the year ended September 30, 2018

(expressed in Barbados dollars)

	Note	2018 \$	2017 \$
Development Fund			
Revenue			
Share of loss of investments accounted for using the equity method	8	(26,526)	(28,086)
Interest income		3,267	—
Other income		25,106	—
Total investment income		1,847	(28,086)
Expenses			
Impairment loss on real estate available for re-sale	6	1,386,278	1,405,394
Net carrying costs of real estate available for re-sale	17	156,934	257,238
Professional fees		143,437	133,231
Fund management fees	18	133,290	89,144
Investment advisor fees	18	133,290	89,144
Net loss/(gain) on sale of real estate available for re-sale	17	119,528	(28,125)
Loss on purchase of investment		2,700	—
Directors and subcommittee fees	18	10,422	16,558
Office and administrative expenses		4,835	9,035
Interest expense		21,833	25,630
Operating expenditure		2,112,547	1,997,249
Total comprehensive loss for the year		(2,110,700)	(2,025,335)
Attributable to:			
Cellular property fund shareholders		(2,110,700)	(2,025,335)
Total comprehensive loss for the year		(2,110,700)	(2,025,335)
Loss per share – basic and diluted	20	(0.04)	(0.04)

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

Eppley Caribbean Property Fund Limited SCC

(formerly Fortress Caribbean Property Fund Limited SCC)

Consolidated Statement of Cash Flows

For the year ended September 30, 2018

(expressed in Barbados dollars)

	2018 \$	2017 \$
Value Fund		
Cash flows from operating activities		
Total comprehensive income for the year	(739,328)	1,643,693
Adjustments for:		
Fair value losses on investment property	2,381,895	623,119
Share of loss of investments accounted for using the equity method	(1,563,000)	(1,854,625)
Net gain /(loss) on sale of investment property	118,141	(47,205)
Net gain on financial assets at fair value through profit or loss	—	(15,611)
Impairment charge/(recovery) for receivables	20,892	(10,754)
Interest income	(21,833)	(33,745)
Interest expense	480,000	479,339
Dividend income	—	(2,750)
	<u>676,767</u>	<u>781,461</u>
Net decrease/(increase) in accounts receivable and prepaid expenses	390,521	(125,058)
Increase in loans receivable	—	(6,500,000)
Increase/(decrease) in accounts payable and accrued expenses	1,855,467	(1,979,474)
Net decrease in security and advance deposits	(56,987)	(57,064)
Net (decrease)/increase in due to/from related parties	80,339	(737,778)
Proceeds on sale of investment properties	—	16,547,205
Additions to investment properties	(101,895)	(473,119)
Proceeds on sale of financial assets at fair value through profit and loss	—	23,611
	<u>2,844,212</u>	<u>7,479,784</u>
Cash generated from operations	2,844,212	7,479,784
Interest received	21,833	33,745
Interest paid	(480,000)	(479,339)
Dividends received	—	2,750
	<u>2,386,045</u>	<u>7,036,940</u>
Net cash generated from operating activities	<u>2,386,045</u>	<u>7,036,940</u>
Cash flows from investing activities		
Investment in associated companies	(9,387,682)	—
Distributions from associated companies	5,868,000	6,600,000
	<u>(3,519,682)</u>	<u>6,600,000</u>
Net cash (used in)/generated from investing activities	<u>(3,519,682)</u>	<u>6,600,000</u>
Cash flows from financing activities		
Distributions to non-controlling interests	(215,000)	(6,450,000)
Dividends paid	(1,947,846)	(1,947,846)
	<u>(2,162,846)</u>	<u>(8,397,846)</u>
Net cash used in financing activities	<u>(2,162,846)</u>	<u>(8,397,846)</u>
Net (decrease)/increase in cash and cash equivalents	<u>(3,296,483)</u>	<u>5,239,094</u>
Cash and cash equivalents – beginning of year	<u>13,534,056</u>	<u>8,294,962</u>
Cash and cash equivalents – end of year	<u>10,237,573</u>	<u>13,534,056</u>

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

Eppley Caribbean Property Fund Limited SCC
(formerly Fortress Caribbean Property Fund Limited SCC)
Consolidated Statement of Cash Flows...*continued*
For the year ended September 30, 2018

(expressed in Barbados dollars)

	2018 \$	2017 \$
Development Fund		
Cash flows from operating activities		
Total comprehensive loss for the year	(2,110,700)	(2,025,335)
Adjustments for:		
Share of loss of investments accounted for using the equity method	26,526	28,086
Net loss/(gain) on sale of real estate available for re-sale	119,528	(28,125)
Impairment loss on real estate available for re-sale	1,386,278	1,405,394
Loss on purchase of investments	2,700	–
Interest income	(3,267)	–
Interest expense	21,833	25,630
Operating loss before working capital changes	(557,102)	(594,350)
Decrease in accounts receivable and prepaid expenses	27,128	17,032
Decrease in accounts payable and accrued expenses	(263,602)	(70,310)
(Decrease)/increase in security and advance deposits	(19,015)	37,667
Net (increase)/decrease in due to/from related parties	(32,339)	737,778
Net proceeds from sale of real estate available for re-sale	2,615,805	833,125
Purchase of real estate available for re-sale	–	(1,420,000)
Cash generated by/(used in) operations	1,770,875	(459,058)
Interest received	3,267	–
Interest paid	(38,785)	(6,548)
Net cash generated by/(used in) operating activities	1,735,357	(465,606)
Cash flows from investing activities		
Investment in associated companies	(814,629)	–
Distributions from associated companies	48,000	–
Net cash used in investing activities	(766,629)	–
Cash flows from financing activities		
Repurchase of shares	–	(30,388)
Net cash used in financing activities	–	(30,388)
Net increase/(decrease) in cash and cash equivalents	968,728	(495,994)
Cash and cash equivalents – beginning of year	51,725	547,719
Cash and cash equivalents – end of year	1,020,453	51,725

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

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

Notes to the Consolidated Financial Statements

September 30, 2018

(expressed in Barbados dollars)

1 Incorporation and principal activities

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

Eppley Fund Managers Limited, a mutual fund administrator licensed under the Mutual Funds Act, Barbados, acquired the common shares of the Fund 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 Fund 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 Fund into a segregated cell company was approved. As a result, effective October 1, 2013, the Fund was converted to a segregated cell company, Fortress Caribbean Property Fund Limited SCC (“the Fund”). The Fund 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 Fund into the two cells is reflected on the Barbados Stock Exchange, the Company’s primary exchange listing. The Fund’s shares are also traded on the Trading on the Trinidad and Tobago Stock Exchange. Each share trades independently.

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

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

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

These consolidated financial statements have been authorised for issue by the Board of Directors on December 12, 2018.

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

Notes to the Consolidated Financial Statements

September 30, 2018

(expressed in Barbados dollars)

2 Summary of significant accounting policies

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

a) Basis of preparation

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

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Fund’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 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 Fund

There are no standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning October 1, 2017 that would be expected to have a material impact on the Fund.

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

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after January 1, 2018 and have not been applied in preparing these financial statements. None of these are expected to have a significant effect on the consolidated financial statements of the Fund except the following:

- IFRS 9, ‘Financial instruments’, addresses the classification, measurement and recognition of financial assets and financial liabilities. IFRS 9 was issued in November 2009 and October 2010 and is applicable from January 1, 2018. It replaces the parts of IAS 39 that relate to the classification and measurement of financial instruments. IFRS 9 requires financial assets to be classified into two measurement categories: those measured as at fair value and those measured at amortised cost. The determination is made at initial recognition. The classification depends on the entity’s business model for managing its financial instruments and the contractual cash flow characteristics of the instrument. For financial liabilities, the standard retains most of the IAS 39 requirements. The main change is that, in cases where the fair value

Eppley Caribbean Property Fund Limited SCC

(formerly Fortress Caribbean Property Fund Limited SCC)

Notes to the Consolidated Financial Statements

September 30, 2018

(expressed in Barbados dollars)

a) Basis of preparation...continued

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

- IFRS 9, 'Financial instruments' ...continued

option is taken for financial liabilities, the part of a fair value change due to an entity's own credit risk is recorded in other comprehensive income rather than the income statement, unless this creates an accounting mismatch. The Fund is yet to assess IFRS 9's full impact and intends to adopt IFRS 9 no later than the accounting period beginning on or after October 1, 2018.

- IFRS 16, 'Leases', was issued in January 2016. It will result in almost all leases being recognised on the statement of financial position, as the distinction between operating and finance leases is removed. Under the new standard, an asset (the right to use the leased item) and a financial liability to pay rentals are recognised. The only exceptions are short-term and low-value leases. The accounting for lessors will not significantly change. The Fund is yet to assess IFRS 16's full impact and intends to adopt IFRS 16 no later than the accounting period beginning on or after January 1, 2019.

- Transfers of Investment Property –Amendments to IAS 40

The amendments clarify that transfers to, or from, investment property can only be made if there has been a change in use that is supported by evidence. A change in use occurs when the property meets, or ceases to meet, the definition of investment property. A change in intention alone is not sufficient to support a transfer. The list of evidence for a change of use in the standard was re-characterised as a non-exhaustive list of examples. The Fund is yet to assess full impact of this amendment and intends to adopt no later than the accounting period beginning on or after January 1, 2018.

b) Consolidation

i) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Fund 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 Fund and its subsidiaries are eliminated. Unrealised losses are also eliminated. When necessary amounts reported by subsidiaries have been adjusted to conform to the Fund's accounting policies.

Eppley Caribbean Property Fund Limited SCC

(formerly Fortress Caribbean Property Fund Limited SCC)

Notes to the Consolidated Financial Statements

September 30, 2018

(expressed in Barbados dollars)

2 Summary of significant accounting policies ...continued

b) Consolidation ...continued

i) Subsidiaries ...continued

The Fund's subsidiary holdings are set out below:

	2018	2017
Value Fund		
BET Building Joint Venture	57%	57%
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 Fund 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 Fund has significant influence but not control, generally accompanying a shareholding or interest of between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting. Under the equity method, the investment is initially recognised at cost, and the carrying amount is increased or decreased to recognise the investor's share of the profit or loss of the investee after the date of acquisition.

The Fund's share of post-acquisition profit or loss is recognised in the income statement, 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.

Eppley Caribbean Property Fund Limited SCC

(formerly Fortress Caribbean Property Fund Limited SCC)

Notes to the Consolidated Financial Statements

September 30, 2018

(expressed in Barbados dollars)

2 Summary of significant accounting policies ...continued

b) Consolidation ...continued

ii) Associates ... continued

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 Fund 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 statement.

The Fund's associate holdings are set out below:

	2018	2017
Development Fund		
Contonou Shores Ltd.	35%	35%
Rockley Development Limited	50%	50%
Canouan CS&F Investments Limited	35%	35%

iii) Joint arrangements

The Fund 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 Fund 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 Fund'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 Fund 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 Fund 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 Fund accounts for its share of the assets, liabilities, revenue and expenses of the joint operation.

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2 Summary of significant accounting policies ...continued

b) Consolidation ...continued

iii) Joint arrangements... continued

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

	2018	2017
Value Fund		
Joint ventures		
The Sunset Joint Venture	24%	24%
The CS&C Joint Venture – account 1	36%	24%
Emerald City Trust	30%	–
Development Fund		
Joint ventures		
The CS&C Joint Venture – account 2	36%	24%
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.

c) Foreign currency translation

Functional and presentation currency

Items included in the financial statements of the Fund, 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 Fund.

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.

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2 Summary of significant accounting policies ...continued

d) Financial assets

The Fund classifies its investments into two categories:

- Financial assets at fair value through profit or loss
- Loans and receivables

Financial assets at fair value through profit or loss

i) Classification

The Fund's investments in equity securities and other mutual funds have been classified as financial assets at fair value through profit or loss in accordance with International Accounting Standards 39 (IAS 39), Financial Instruments: Recognition and Measurement.

Financial assets in the category at fair value through profit or loss have been so designated by management at inception since the assets form part of the managed portfolio whose performance is evaluated on a fair value basis in accordance with a documented investment strategy.

ii) Recognition, derecognition and measurement

Regular-way purchases and sales of investments are recognised on the trade date, which is the date a fund commits to purchase or sell the investments. Transaction costs are costs incurred to acquire financial assets or liabilities at fair value through profit or loss. They include the bid-ask spread, fees and commissions paid to agents, advisers, brokers and dealers. Transaction costs, when incurred, are immediately recognised in the statement of comprehensive income as an expense. Investments are derecognised when the rights to receive cash flows from the investments have expired or a fund has transferred substantially all risks and rewards of ownership.

Investments in other investment funds are valued on the basis of the net asset value per share as determined by the administrators of those investment vehicles in accordance with industry practice.

All other financial assets at fair value through profit or loss are initially recognised at fair value and are subsequently carried at fair value based on quoted exit prices. In the absence of quoted exit prices, the last close price and other information including the quoted offer price is considered by the Manager to determine the appropriate fair value price to be used. In the event that a security held by a fund is unquoted, if unusual market conditions exist, or in the event that a particular security's value has become impaired, the Manager, and on advice of an independent broker, will make a reasonable estimate of the fair value price by using valuation techniques. These can include the use of recent arm's length transactions, reference to other instruments that are substantially the same or discounted cash flow analysis which make maximum use of market inputs and rely as little as possible on entity-specific inputs.

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2 Summary of significant accounting policies ...continued

d) Financial assets ...continued

Financial assets at fair value through profit or loss ...continued

ii) Recognition, derecognition and measurement ...continued

Gains or losses arising from changes in the fair value of securities classified as financial assets at fair value through profit or loss are recognised in the consolidated statement of comprehensive income as they arise. Average cost method is used to compute realised and unrealised gains on investments.

Dividend income is recognised in the statement of comprehensive income when the Fund's right to receive payment is established.

iii) Fair value estimation

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The quoted market price used for financial assets held by the Fund is the current exit price; the quoted market price for financial liabilities is the current asking 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.

A significant event is any event that occurs after the last market price for a security, close of market or close of the foreign exchange, but before the Fund's valuation time that materially affects the integrity of the closing prices for any security, instrument, currency or securities affected by that event so that they cannot be considered 'readily available' market quotations.

The fair value of financial assets and liabilities that are not traded in an active market is determined using valuation techniques. The Fund uses a variety of methods and makes assumptions that are based on market conditions existing at each reporting date. Valuation techniques used include the use of comparable recent arm's length transactions, reference to other instruments that are substantially the

same, discounted cash flow analysis, option pricing models and other valuation techniques commonly used by market participants making the maximum use of market inputs and relying as little as possible on entity-specific inputs.

iv) Transfers between levels of the fair value hierarchy

Transfers between levels of the fair value hierarchy are deemed to have occurred at the beginning of the reporting period.

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2 Summary of significant accounting policies ...continued

d) Financial assets ...continued

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Loans and receivables are initially recognized at fair value plus transaction costs and are subsequently carried at amortised cost using the effective interest method less provision for impairment. A loan or receivable is considered impaired when management determines that it is probable that all amounts due according to the original contract terms will not be collected. This determination is made after considering the payment history of the borrower, the discounted value of collateral and guarantees and the financial condition and viability of the borrower.

e) Accounting for leases

Leases in which a significant portion of the risk and rewards of ownership are retained by another party, the lessor, are classified as operating leases. Where the Fund is the lessee, payments, including prepayments, made under operating leases are charged to the consolidated statement of comprehensive income on a straight line basis over the period of the lease. Where the Fund is the lessor, properties leased out under operating leases are included in investment property in the consolidated statement of financial position. Lease income is recognised over the term of the lease on a straight line basis.

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 consolidated 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.

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2 Summary of significant accounting policies ...continued

f) Investment properties ... continued

If investment property is reclassified as real estate available for re-sale, its fair value at the date of reclassification becomes its cost for accounting purposes.

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

g) Real estate available for re-sale

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

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

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

h) Cash and cash equivalents

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

i) Accounts receivable

Accounts receivable are amounts due from customers for services performed in the ordinary course of business. Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

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

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2 Summary of significant accounting policies ...continued

k) Share capital... continued

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

l) Net asset value per share and earnings per share

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

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

m) Dividends payable

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

n) Revenue recognition

Interest income is recognised in the consolidated statement of comprehensive income for all interest-bearing instruments on an accrual basis using the effective interest method.

Rental income is recognised on an accrual basis in accordance with the relevant rental agreements. Rental income is shown net of the direct property expenses incurred in managing the properties.

Dividend income is recognised when the Fund's right to receive payment is established.

o) Taxation

The Fund 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 Fund is attributable to the Fund's cellular shareholders. In calculating the assessable income of the Fund 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 Fund shareholders.

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2 Summary of significant accounting policies ...continued

p) Expenses

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

q) Management and advisor fees

Eppley Fund Managers Limited serves as manager and registrar of the Fund, effective May 4, 2018. As a result of providing investment advisory, management and registrar services, Eppley Fund Managers Limited receives a management fee based on the average net asset value of the Fund, calculated monthly and payable in arrears, at the rate of 0.75% per annum of the net asset value of the Value Fund and 0.375% per annum of the net asset value of the Development Fund. The manager receives a progress fee of 2% of the net proceeds of any non-income generating property sold or leased at fair market value within the Development Fund.

r) Loans payable

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

s) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting used by the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Board of Directors who makes the strategic decisions. The Board of Directors is responsible for the Fund'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 Fund's performance is evaluated on an overall basis.

t) Security and advance deposits

The Fund 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 IAS 39 and they are initially recognised at fair value. The deposit is subsequently measured at amortised cost.

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

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

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

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

Market risk

i) Price risk

The Fund is exposed to market price risk arising primarily from the changes in equity prices. At September 30, 2018, the Fund has no exposure to market price risk.

ii) Cash flows and fair value interest rate risk

The Fund's interest rate risk arises from long-term borrowings. Borrowings issued at variable rates expose the Fund to cash flow interest rate risk. Borrowings issued at fixed rates expose the Fund to fair value interest rate risk. The Fund holds the majority of its long term borrowings in fixed rate instruments. The details of the Fund's long-term borrowings are included in note 14. Any excess cash and cash equivalents of the Fund are invested at short-term market interest rates. The effective yield on cash and cash equivalents is disclosed in note 10.

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4 Financial risk management...continued

Market risk...continued

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

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

	0 – 3 months \$	4 months to 1 year \$	Over 1 year \$	Non-interest bearing \$	Total \$
September 30, 2018					
Value Fund					
Financial assets					
Loan receivable	6,500,000	–	–	–	6,500,000
Accounts receivable	–	–	–	267,269	267,269
Due from related parties	–	–	–	847,229	847,229
Cash and cash equivalents	–	–	–	10,237,573	10,237,573
Total financial assets	6,500,000	–	–	11,352,071	17,852,071
Financial liabilities					
Loans payable	–	3,000,000	7,500,000	80,000	10,580,000
Accounts payable and accrued expenses	–	–	–	2,180,521	2,180,521
Security and advance deposits	–	–	–	233,001	233,001
Total financial liabilities	–	3,000,000	7,500,000	2,493,522	12,993,522
Development Fund					
Financial assets					
Accounts receivable	–	–	–	411,022	411,022
Due from related parties	–	–	–	–	–
Cash and cash equivalents	–	–	–	1,020,453	1,020,453
Total financial assets	–	–	–	1,431,475	1,431,475
Financial liabilities					
Accounts payable and accrued expenses	–	–	–	199,090	199,090
Security and advance deposits	245,373	–	–	38,541	283,914
Due to related parties	–	–	–	847,229	847,229
Total financial liabilities	245,373	–	–	1,084,860	1,330,233

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4 Financial risk management ...continued

Market risk ...continued

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

	0 – 3 months \$	4 months to 1 year \$	Over 1 year \$	Non-interest bearing \$	Total \$
September 30, 2017					
Value Fund					
Financial assets					
Loan receivable	–	–	6,500,000	–	6,500,000
Accounts receivable	–	–	–	583,432	583,432
Due from related parties	6,846	20,951	899,771	–	927,568
Cash and cash equivalents	–	–	–	13,534,056	13,534,056
Total financial assets	6,846	20,951	7,399,771	14,117,488	21,545,056
Financial liabilities					
Loans payable	–	3,000,000	7,500,000	80,000	10,580,000
Accounts payable and accrued expenses	–	–	–	325,054	325,054
Security and advance deposits	–	–	–	289,988	289,988
Total financial liabilities	–	3,000,000	7,500,000	695,042	11,195,042
Development Fund					
Financial assets					
Accounts receivable	–	–	–	372,893	372,893
Due from related parties	–	–	–	48,000	48,000
Cash and cash equivalents	–	–	–	51,725	51,725
Total financial assets	–	–	–	472,618	472,618
Financial liabilities					
Accounts payable and accrued expenses	–	–	–	479,644	479,644
Security and advance deposits	251,972	–	–	50,957	302,929
Due to related parties	6,846	20,951	899,771	–	927,568
Total financial liabilities	258,818	20,951	899,771	530,601	1,710,141

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4 Financial risk management ...continued

Market risk ...continued

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

The carrying value of all financial assets and liabilities are considered reasonable estimates of their fair value.

At September 30, 2018, the majority of the Fund's financial assets and liabilities are non-interest bearing. This is consistent with the financial assets and liabilities at September 30, 2017. The Fund's long term debt are fixed rate instruments. As a result the Fund 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 Fund's financial assets and liabilities are denominated in the Barbados dollar or currencies fixed to the Barbados dollar, its functional currency. The Fund therefore has no significant exposure to foreign currency risk.

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 Fund.

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

	Value Fund \$	Development Fund \$
September 30, 2018		
Loan receivable	6,500,000	–
Accounts receivable	267,269	411,022
Due from related parties	847,229	–
Cash and cash equivalents	10,237,573	1,020,453
Total financial assets	17,852,071	1,431,475
September 30, 2017		
Loan receivable	6,500,000	–
Accounts receivable	583,432	372,893
Due from related parties	927,568	48,000
Cash and cash equivalents	13,534,056	51,725
Total financial assets	21,545,056	472,618

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4 Financial risk management...continued

Credit risk...continued

The loan receivable comprises of a vendor's mortgage held in the BET joint venture related to the sale of the CWBET building during the current financial year. The collateral security on the loan is the CWBET building, Wilkey, St. Michael (note 11).

Accounts receivable comprise mainly of amounts due from the tenants of investment properties and proceeds from the sale of 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 Fund has no significant individual credit exposure on amounts due from tenants.

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

	Value Fund \$	Development Fund \$
Cash and cash equivalents		
September 30, 2018		
CIBC FirstCaribbean International Bank (not rated)	10,237,573	1,020,453
	10,237,573	1,020,453
September 30, 2017		
CIBC FirstCaribbean International Bank (not rated)	13,534,056	51,725
	13,534,056	51,725

The Fund's past due or impaired financial assets are disclosed in note 12.

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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 Fund.

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

	0 – 3 months \$	3 months to 1 year \$	1 – 5 years \$	No stated maturity \$	Total \$
Value Fund					
September 30, 2018					
Assets					
Loan receivable	6,500,000	–	–	–	6,500,000
Accounts receivable	202,247	65,022	–	–	267,269
Due from related parties	–	–	–	847,229	847,229
Cash and cash equivalents	10,237,573	–	–	–	10,237,573
Total financial assets	16,939,820	65,022	–	847,229	17,852,071
Liabilities					
Loans payable	120,986	3,278,795	7,965,000	–	11,364,781
Accounts payable and accrued expenses	2,180,521	–	–	–	2,180,521
Security and advance deposits	28,155	28,890	175,956	–	233,001
Total financial liabilities	2,329,662	3,307,685	8,140,956	–	13,778,303

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4 Financial risk management...continued

Liquidity risk...continued

	0 – 3 months \$	3 months to 1 year \$	1 – 5 years \$	No stated maturity \$	Total \$
Value Fund					
September 30, 2017					
Assets					
Loan receivable	–	–	6,500,000	–	6,500,000
Accounts receivable	339,765	243,667	–	–	583,432
Due from related parties	17,278	51,834	914,926	–	984,038
Cash and cash equivalents	13,534,056	–	–	–	13,534,056
Total financial assets	13,891,099	295,501	7,414,926	–	21,601,526
Liabilities					
Loans payable	–	3,192,500	8,476,250	–	11,668,750
Accounts payable and accrued expenses	325,054	–	–	–	325,054
Security and advance deposits	84,694	22,717	182,577	–	289,988
Total financial liabilities	409,748	3,215,217	8,658,827	–	12,283,792

The Fund manages its liquidity risk through receipt of committed lease income where the Fund is the lessor. Details of the future operating lease income are disclosed in note 21.

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4 Financial risk management...continued

Liquidity risk...continued

	0 – 3 months \$	3 months to 1 year \$	1 – 5 years \$	No stated maturity \$	Total \$
Development Fund					
September 30, 2018					
Assets					
Accounts receivable	1,852	331,315	–	77,855	411,022
Cash and cash equivalents	1,020,453	–	–	–	1,020,453
Total financial assets	1,022,305	331,315	–	77,855	1,431,475
Liabilities					
Accounts payable and accrued expenses	199,090	–	–	–	199,090
Security and advance deposits	270,914	13,000	–	–	283,914
Due to related parties	847,229	–	–	–	847,229
Total financial liabilities	1,317,233	13,000	–	–	1,330,233
September 30, 2017					
Assets					
Accounts receivable	62,129	219,338	–	91,426	372,893
Due from related parties	–	48,000	–	–	48,000
Cash and cash equivalents	51,725	–	–	–	51,725
Total financial assets	113,854	267,338	–	91,426	472,618
Liabilities					
Accounts payable and accrued expenses	479,644	–	–	–	479,644
Security and advance deposits	289,729	–	13,200	–	302,929
Due to related parties	17,278	51,834	914,926	–	984,038
Total financial liabilities	786,651	51,834	928,126	–	1,766,611

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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 Fund 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 Fund 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 Fund. The Fund 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 Fund 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 Fund has used valuation techniques to derive the fair value.

As at September 30, 2018, there are no financial assets carried at fair value through profit or loss.

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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 Fund's assets and liabilities (by class) not measured at fair value at September 30, 2018 but for which fair value is disclosed.

	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
September 30, 2018				
Value Fund				
Assets				
Loan receivable	–	6,500,000	–	6,500,000
Accounts receivable	–	267,269	–	267,269
Due from related parties	–	847,229	–	847,229
Cash and cash equivalents	10,237,573	–	–	10,237,573
Total	10,237,573	7,614,498	–	17,852,071
Liabilities				
Loans payable	–	10,580,000	–	10,580,000
Accounts payable and accrued expenses	–	2,180,521	–	2,180,521
Security and advance deposits	–	233,001	–	233,001
Total	–	12,993,522	–	12,993,522
Development Fund				
Assets				
Accounts receivable	–	411,022	–	411,022
Cash and cash equivalents	1,020,453	–	–	1,020,453
Total	1,020,453	411,022	–	1,431,475
Liabilities				
Accounts payable and accrued expenses	–	199,090	–	199,090
Security and advance deposits	–	283,914	–	283,914
Due to related parties	–	847,229	–	847,229
Total	–	1,330,233	–	1,330,233

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4 Financial risk management...continued

Fair value estimation...continued

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

	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
September 30, 2017				
Value Fund				
Assets				
Loan receivable	–	6,500,000	–	6,500,000
Accounts receivable and prepaid expenses	–	689,182	–	689,182
Due from related parties	–	927,568	–	927,568
Cash and cash equivalents	13,534,056	–	–	13,534,056
Total	13,534,056	8,116,750	–	21,650,806
Liabilities				
Loans payable	–	10,580,000	–	10,580,000
Accounts payable and accrued expenses	–	325,054	–	325,054
Security and advance deposits	–	289,988	–	289,988
Total	–	11,195,042	–	11,195,042
Development Fund				
Assets				
Accounts receivable	–	447,303	–	447,303
Due from related parties	–	48,000	–	48,000
Cash and cash equivalents	51,725	–	–	51,725
Total	51,725	495,303	–	547,028
Liabilities				
Accounts payable	–	479,644	–	479,644
Security and advance deposits	–	302,929	–	302,929
Due to related parties	–	927,568	–	927,568
Total	–	1,710,141	–	1,710,141

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4 Financial risk management...continued

Fair value estimation...continued

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

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

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

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

Capital risk management

The Fund's objectives when managing capital are to safeguard the Fund'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 Fund 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, 2018. The fair value gains/losses recognised has 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).

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5 Investment properties... continued

	Fair value hierarchy/ level	Fair value b/fwd \$	Additions/ (disposals) \$	Fair value (losses)/gains \$	Fair value c/fwd \$
Value Fund					
Carlisle House	3	10,000,000	–	(2,500,000)	7,500,000
No. 24 Broad Street	3	8,750,000	101,895	(51,895)	8,800,000
The Chattel Village	3	1,300,000	–	170,000	1,470,000
		20,050,000	101,895	(2,381,895)	17,770,000

During the year the investment properties were appraised by an independent valuer at \$17,700,000 (2017–\$20,050,000).

Valuations are performed as at March 31, 2018 and September 30, 2018 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;

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5 Investment properties... continued

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

- Capitalisation rates based on actual location, size and quality of the properties and taking into account market data at the valuation date;
- Terminal value taking into account assumptions regarding maintenance costs, vacancy rates and market rents.

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

Description	Valuation \$	Valuation technique	Level 3– Range of unobservable inputs	
			Long– term net operating income margin	Capitalisation rate for terminal value
September 30, 2018				
Carlisle House	7,500,000	Discounted cash flows and sales comparison	34%	10.5%
No. 24 Broad Street	8,800,000	Discounted cash flows	95%	9.5%
The Chattel Village	1,470,000	Discounted cash flows	31%	–
September 30, 2017				
Carlisle House	10,000,000	Discounted cash flows and sales comparison	60%	10.5%
No. 24 Broad Street	8,750,000	Discounted cash flows	95%	9.5%
The Chattel Village	1,300,000	Discounted cash flows	40%	–

Valuation processes

The Fund's investment properties were valued at March 31, 2018 and September 30, 2018 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 Fund'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 Fund's valuation policies disclosed in note 2f.

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5 Investment properties... continued

At each financial year end the valuation team:

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

The Fund'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.

6 Real estate available for re-sale

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

	Value at b/fwd \$	Additions/ (disposals) \$	Impairment gains/(losses) \$	Value c/fwd \$
Development Fund				
Developed properties:				
Villas on the Green villas	2,759,703	(458,333)	(419,141)	1,882,229
Lime Grove Hillside Villa	1,058,000	—	(138,000)	920,000
Apes Hill Polo Villa #3	1,184,149	—	(146,537)	1,037,612
Apes Hill Polo Villa #18	1,240,000	—	(160,500)	1,079,500
Land and properties under development:				
Wotton lands	5,336,000	—	(368,000)	4,968,000
Rockley– Cane Gardens lands	1,748,000	(1,748,000)	—	—
Holders land	1,150,000	—	(184,000)	966,000
Rockley– Central area lands	920,000	—	29,900	949,900
Villas on the Green lands	2,384,525	—	—	2,384,525
Lion Castle land	529,000	(529,000)	—	—
	18,309,377	(2,735,333)	(1,386,278)	14,187,766

Real estate available for re-sale is carried at lower of cost or net realisable value. During the year impairment tests on the carrying value of the real estate available for re-sale were performed. Based on these tests the real estate available for re-sale were subsequently adjusted to their net realisable values resulting in impairment losses of \$1,386,278 (2017– \$1,405,394) being recognised.

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 Fund's real estate available for re-sale would amount to \$1,418,777 (2017– \$1,830,938).

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7 Investment in subsidiaries

The Fund has the following subsidiaries at September 30, 2018:

Name	Country of incorporation	Proportion of ordinary shares directly held by parent (%)	Proportion of ordinary shares directly held by non- controlling interests (%)
Value Fund			
BET Building Joint Venture	Barbados	57%	43%
Development Fund			
Fortress (St. Lucia) Limited	St. Lucia	100%	—
JK Holdings Limited	Barbados	100%	—

The Value Fund owns a 57% interest in The BET Building Joint Venture which was registered in Barbados on October 12, 2001. The total non-controlling interest for the year is \$2,902,055 (2017—\$3,055,520), which relates to the BET Joint Venture.

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

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

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

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7 Investment in subsidiaries...continued

Summarised financial information on subsidiaries with material non-controlling interests

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

Summarised statement of financial position:

	The BET Building Joint Venture	
	2018	2017
	\$	\$
Current		
Assets	6,790,509	7,123,098
Liabilities	(41,544)	(17,238)
Total current net assets	6,748,965	7,105,860
Non-current		
Assets	—	—
Total non-current assets	—	—
Net assets	6,748,965	7,105,860

Summarised statement of comprehensive income:

	The BET Building Joint Venture	
	2018	2017
	\$	\$
Revenue	150,000	207,450
Expenses	(6,896)	(128,925)
Total comprehensive income for the year	143,104	78,525
Total comprehensive income allocated to non-controlling interests	61,535	33,765
Distributions paid to non-controlling interests	(215,000)	(6,450,000)

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7 Investment in subsidiaries...continued

Summarised cash flows:

	The BET Building Joint Venture	
	2018	2017
	\$	\$
Cash flows from operating activities:		
Cash used in from operating activities	(305,455)	(6,716,776)
Net decrease in cash and cash equivalents	(305,455)	(6,716,776)
 Cash and cash equivalents – beginning of year	 534,851	 7,251,627
 Cash and cash equivalents – end of year	 229,396	 534,851

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

8 Investments in associated companies and joint arrangements

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

	Value Fund	Development Fund
	\$	\$
September 30, 2018		
Associates	–	3,132,176
Joint ventures	19,997,671	2,441,187
	19,997,671	5,573,363

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

Associates	–	(9,782)
Joint ventures	1,563,000	(16,744)
	1,563,000	(26,526)

September 30, 2017

Associates	–	3,141,958
Joint ventures	15,033,130	1,694,002
	15,033,130	4,835,960

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

Associates	–	(8,400)
Joint ventures	1,854,625	(19,686)
	1,854,625	(28,086)

Eppley Caribbean Property Fund Limited SCC

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

i) Investment in associates

Set out below are the associates of the Group as at September 30, 2018, 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 Fund.

The nature of investment in associates:

Name of entity	Place of business	Percentage of ownership interest	Measurement method
Development Fund			
Contonou Shores Ltd.	Canouan Island, St. Vincent and the Grenadines	35%	Equity
Canouan CS&F Investments Limited	Canouan Island, St. Vincent and the Grenadines	35%	Equity
Rockley Development Limited	Barbados	50%	Equity

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

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

The Development Fund has a 50% interest in Rockley Development Limited. The company was formed to facilitate the renovations of buildings at Orange Hill in Rockley.

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

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

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

ii) Investment in joint ventures

	2018 \$	2017 \$
Value Fund		
At October 1	15,033,130	19,778,505
Addition	9,387,682	–
Share of loss on investment	(118,141)	–
Distribution of profits	(5,868,000)	(6,600,000)
Share of profit	1,563,000	1,854,625
At September 30	19,997,671	15,033,130
Development Fund		
At October 1	1,694,002	1,713,688
Addition	811,929	–
Share of loss on investment	(16,744)	(19,686)
Distribution of profits	(48,000)	–
At September 30	2,441,187	1,694,002

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

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

The Value Fund has a 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 Fund has a 36% (2017 – 24%) 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 13.5 acres of undeveloped land at Lower Estate and the Cave Shepherd building at 10–14 Broad Street. The Carter's properties at Wildey, Barbarees Hill, High Street were sold during the 2017 financial year.

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

ii) Investment in joint ventures... continued

Following the split of the Fund 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% (2017: 24%) of the CS&C Joint Venture. An additional 12% stake in the CS&C Joint Venture was purchased by the Fund during the year.

On January 5, 2018, the Value Fund acquired a 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 above entities are private companies and there is no quoted market price available for their shares.

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 statement of financial position:

	The Sunset Joint Venture	The CS&C Joint Venture	The Emerald City Trust Joint Venture
	\$	\$	\$
September 30, 2018			
Assets			
Investment properties	12,200,000	52,500,000	26,000,000
Real estate available for re-sale	–	7,501,157	–
Due from related party	3,789,574	–	–
Accounts receivable and prepaid expenses	159,901	2,435,660	1,250
Cash and cash equivalents	1,085,121	3,898,238	956,269
Total assets	17,234,596	66,335,055	26,957,519
Liabilities			
Loans payable	4,859,397	18,289,574	15,408,399
Capital reserve fund	–	–	45,000
Accounts payable and accrued expenses	37,906	3,353,878	207,685
Total liabilities	4,897,303	21,643,452	15,661,084
Total assets less liabilities	12,337,293	44,691,603	11,296,435

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

ii) Investment in joint ventures... continued

	The Sunset Joint Venture \$	The CS&C Joint Venture \$
September 30, 2017		
Assets		
Investment properties	12,500,000	52,500,000
Real estate available for re-sale	–	7,501,157
Due from related party	4,073,573	87,555
Accounts receivable and prepaid expenses	103,267	775,824
Cash and cash equivalents	620,742	2,197,634
Total assets	17,297,582	63,062,170
Liabilities		
Loans payable	5,223,928	4,993,644
Accounts payable and accrued expenses	–	445,800
Total liabilities	5,223,928	5,439,444
Total assets less liabilities	12,073,654	57,622,726

The loans payable in the CS&C Joint Venture include \$nil (2017– \$713,012) due to RBTT Merchant Bank Limited and are 10 years and 12 years non-callable mortgage bonds secured by a first mortgage over the properties acquired, stamped to cover \$34,500,000. Also included is \$3,789,574 (2017– \$4,073,573) 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) Ltd and the Sunset Joint Venture. Loans payable in the CS&C Joint Venture also includes \$14,500,000 (2017–nil) payable to RBC Royal Bank (Barbados). The loan is at a fixed rate of 4% per annum. It is collateralized by First Debenture Mortgage over the fixed and floating assets of The CS&C Joint Venture incorporating a specific charge over property known as Cave Shepherd Broad Street Building.

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

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

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

ii) Investment in joint ventures... continued

Summarised statement of comprehensive income:

	The Sunset Joint Venture	The CS&C Joint Venture	The Emerald City Trust Joint Venture
	\$	\$	\$
September 30, 2018			
Revenue			
Net rental income	1,152,332	4,536,994	186,250
Fair value gains/(losses) on investment property	(322,038)	(60,777)	225,000
Interest income	196,608	1,132	–
Total investment income	1,026,902	4,477,349	411,250
Expenses			
Interest expense	246,730	195,124	51,362
Net carrying costs of real estate available for re-sale	–	77,265	–
Professional fees	9,500	20,500	7,417
Other operating expenses	7,033	215,583	12,037
Operating expenditure	263,263	508,472	70,816
Total comprehensive income for the year	763,639	3,968,877	340,434
September 30, 2017			
Revenue			
Net rental income	1,080,332	5,810,959	–
Fair value gains/(losses) on investment property	1,968,921	(771,574)	–
Gain on sale of investment property	–	58,196	–
Net gain on financial assets at fair value through profit or loss	–	9,268	–
Interest income	214,927	35,000	–
Total investment income	3,264,180	5,141,849	–
Expenses			
Interest expense	275,742	293,539	–
Net carrying costs of real estate available for re-sale	–	82,025	–
Professional fees	9,500	18,000	–
Other operating expenses	10,988	70,658	–
Operating expenditure	296,230	464,222	–
Total comprehensive income for the year	2,967,950	4,677,627	–

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

ii) Investment in joint ventures...continued

Reconciliation of summarised financial information

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

	The Sunset Joint Venture \$	The CS&C Joint Venture \$	The Emerald City Trust Joint Venture \$
Summarised financial information			
Opening net assets October 1, 2017	12,073,654	57,622,726	–
Equity investments	–	–	10,172,483
Profit for the year	763,639	2,718,877	1,123,952
Distributions	(500,000)	(16,900,000)	–
Closing net assets September 30, 2018	12,337,293	43,441,603	11,296,435
Interest in joint venture – 11 months to August 2018	24%	24%	–
Interest in joint venture – At September 30, 2018	24%	36%	30%
Carrying value	2,960,950	13,197,790	3,388,931
Opening net assets October 1, 2016	9,705,704	79,845,099	–
Profit for the year	2,967,950	4,677,627	–
Distributions	(600,000)	(26,900,000)	–
Closing net assets September 30, 2017	12,073,654	57,622,726	–
Interest in joint venture	24%	24%	–
Carrying value	2,897,677	13,829,455	–

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

iii) Investment in joint operations

Nature of investment in joint operations

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

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

Nature of investment in joint operations

The Fund 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 Fund's joint arrangement is not structured as a separate company. The agreement between the parties provides the Fund 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.

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

	Assets \$	Liabilities \$	Revenues \$	Profit/(Loss) \$	%Interest held
September 30, 2018	1,000,926	303,944	65,700	57,145	50%
September 30, 2017	1,036,295	281,459	49,050	(12,315)	50%

9 Financial assets at fair value through profit or loss

The net gain on financial assets at fair value through profit or loss as follows:

	2018 \$	2017 \$
Value Fund		
Realised gain	—	15,611
Net gain on financial assets at fair value through profit or loss	—	15,611

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10 Cash and cash equivalents

	Value Fund		Development Fund	
	2018	2017	2018	2017
	\$	\$	\$	\$
Cash at bank	10,237,573	13,534,056	1,020,453	51,725
Cash and cash equivalents	10,237,573	13,534,056	1,020,453	51,725

Cash and cash equivalents are placed with leading regional commercial banks. The effective yield on cash and cash equivalents is nil (2017– nil).

11 Loan receivable

The loan receivable of \$6,500,000 (2017– \$6,500,000) represents a vendor's mortgage held in the BET joint venture related to the sale of the CWBET building during the 2017 financial year. The amount is due on December 1, 2018. Failing payment, interest shall accrue on the balance at the rate of 10% per annum until payment in full and the moneys hereby secured shall become immediately due and payable. The collateral security on the loan is the CWBET building, Wildey, St. Michael.

12 Accounts receivable and prepaid expenses

	Value Fund		Development Fund	
	2018	2017	2018	2017
	\$	\$	\$	\$
Rent receivable from tenants	413,372	480,643	–	–
Other receivables	54,522	282,521	411,022	372,893
Less: provision for impairment of receivables	(200,625)	(179,732)	–	–
	267,269	583,432	411,022	372,893
Prepaid expenses	10,500	105,750	9,153	74,410
Accounts receivables, net of provision for impairment	277,769	689,182	420,175	447,303

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, 2018, within the Value Fund accounts receivables of \$65,022 (2017– \$243,669) were past due but not impaired and accounts receivable of \$200,625 (2017– \$179,732) were past due and impaired. The individually impaired receivables are over three months past due and mainly relate to certain tenants of commercial buildings. A provision is recognised for amounts not expected to be recovered. The Value Fund has recognised an amount of \$20,892 (2017– \$10,754 recovery) relating to the impairment of its receivables and the total provision amounted to \$200,625 (2017– \$179,732).

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12 Accounts receivable and prepaid expenses ...continued

As of September 30, 2018, within the Development Fund accounts receivables of \$331,315 (2017–\$219,337) were past due but not impaired and accounts receivable of \$nil (2017– \$nil) were past due and impaired. A provision is recognised for amounts not expected to be recovered. The Development Fund has recognised a recovery of nil (2017– \$nil) relating to the impairment of its receivables and the total provision amounted to nil (2017–\$nil).

13 Accounts payable and accrued expenses

	Value Fund		Development Fund	
	2018	2017	2018	2017
	\$	\$	\$	\$
Due to CS&C Partners	1,886,948	–	–	–
Accounts payable	153,551	237,663	149,425	434,264
Accrued expenses	140,022	87,391	49,665	45,380
	2,180,521	325,054	199,090	479,644

The balance of \$1,886,948 payable to the CS&C Partners represents funds payable for the purchase of an additional 12% stake in the CS&C Joint Venture. The amount payable was settled in October 2018.

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.

14 Loans payable

	Value Fund	
	2018	2017
	\$	\$
Bond payable		
Series 1 – 2021	3,020,000	3,020,000
Series 2 – 2019	3,022,500	3,022,500
Series 3 – 2020	4,537,500	4,537,500
	10,580,000	10,580,000

The current portion due of loans payable amounts to \$80,000 (2017 –\$80,000) for the Value Fund.

The Value Fund has an outstanding bond payable issued in three series. Series 1 carried an interest rate of 4% and matured July 31, 2018. The bond holders agreed to renew this Series for an additional 3 years with a maturity date of July 31, 2021. Series 2 carries an interest rate of 4.5% maturing July 31, 2019. Series 3 carries an interest rate of 5% maturing July 31, 2020. 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 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.

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15 Dividends per share

A dividend of \$0.035 (2017– \$0.035) per share was declared during the financial year. This amounted to a dividend totaling \$1,947,846 (2017– \$1,947,846).

There were no dividends paid for the Development Fund.

16 Net rental income

Rental income earned in the Value Fund is shown net of direct property expenses of \$1,351,852 (2017– \$1,347,395) incurred in managing the properties.

17 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 Villas on The Green development incurred net carrying costs of \$117,330 (2017– \$118,078) which comprise of property, administrative and other holding costs and is shown net of \$115,095 (2017– \$124,455) of rental income. During the year one unit was sold for net proceeds \$427,606, generating a loss of \$30,726.

The carrying costs also include \$39,604 (2017– \$139,160) in property administration and other holding costs from other available for re-sale properties. Loss from the sale of other properties during the period amounted to \$88,803.

18 Related party transactions

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

During the year, fund management fees were paid to Eppley Fund Managers Limited amounting to \$130,554 (2017–nil) and \$33,255 (2017–nil); Fortress Fund Managers Limited amounting to \$183,181 (2017–\$315,701) and \$100,035 (2017–\$89,144) by the Value Fund and the Development Fund respectively. Total fund management fees paid to related parties during the year amounted to \$447,025 (2017 – \$404,845). As at September 30, 2018, Fortress Fund Managers Limited is no longer considered a related party of the Fund.

During the year, investment advisor fees were paid to Eppley Fund Managers Limited amounting to \$130,554 (2017–nil) and \$33,255 (2017–nil); Altman Real Estate amounting to \$183,181 (2017–\$315,701) and \$100,035 (2017–\$89,144) by the Value Fund and the Development Fund, respectively. Total advisor fees paid to related parties during the year amounted to \$447,025 (2017 – \$404,845). As at September 30, 2018 Altman Real Estate is no longer considered a related party of the Fund.

The amount due from related parties in the Value Fund of \$847,299 (2017– \$927,568) are due from the Development Fund. This amount is interest free and is repayable on demand.

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18 Related party transactions...continued

Included in net rental income of the Value Fund is an amount of \$1,007,261 (2017– \$1,176,121) earned from affiliated companies.

The amount due from related parties of the Development Fund is nil (2017– \$48,000). Loan in the prior year was due from the CS&C Joint Venture. This was repaid during the year.

Directors and subcommittee fees of \$18,527 (2017– \$29,445) and \$10,422 (2017– \$16,558) were paid during the year by the Value Fund and the Development Fund respectively. Directors' interest (including beneficial interests) in the segregated cellular shares are as follows:

	Number of shares at start of year	Shares excluded due to change of Directors	Number of shares purchased/(sold) in the year	Number of shares at year end
Shareholder				
Value Fund				
Directors	789,959	(779,959)	159,886	169,886
Development Fund				
Directors	789,959	(779,959)	190,578	200,578

19 Share capital

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

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

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19 Share capital...continued

During the year the Development Fund repurchased nil (2017– nil) fund shares for a total consideration of nil (2017– nil).

	2018		2017	
	Number of shares	\$	Number of shares	\$
Value Fund Shares				
Authorised				
An unlimited number of cellular shares of no par value				
Issued and outstanding	55,652,768	37,209,540	55,652,768	37,209,540
Development Fund Shares				
Authorised				
An unlimited number of cellular shares of no par value				
Balance– beginning of the year	54,349,890	28,626,291	54,549,676	28,731,519
Less treasury shares	–	–	(199,786)	(105,228)
Balance– end of the year	54,349,890	28,626,291	54,349,890	28,626,291

The Fund is authorised to issue 100 common shares and an unlimited number of cellular shares divided into the Value Fund and the Development Fund cells. In the prior year, 20 common shares at a total consideration of \$10 were issued and outstanding. 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 may be traded on the Barbados Stock Exchange or any other stock exchange as the Directors may determine.

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19 Share capital...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 Fund but not to vote at any such meeting except on the matters particularly set out hereinafter:
 - The liquidation of the Value Fund;
 - The winding up of the company;
 - The reconstruction of the company, and/or the amalgamation of the company and/or the Value Fund with any other company or mutual fund.
- 2) To receive cellular dividends when declared by directors.
- 3) Upon liquidation, dissolution or winding up of the Fund or other distribution of the assets of the Fund 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 Fund 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 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 Fund but not to vote at any such meeting except on the matters particularly set out hereinafter:
 - The liquidation of the Development Fund;
 - The winding up of the company;
 - The reconstruction of the company, and/or the amalgamation of the company and/or the Development Fund with any other company or mutual fund.
- 2) To receive cellular dividends when declared by directors.
- 3) Upon liquidation, dissolution or winding up of the Fund or other distribution of the assets of the Fund 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 Fund attributable to the Development Fund, the assets represented by the stated capital and reserves attributable to the Development Fund.

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20 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	
	2018	2017	2018	2017
	\$	\$	\$	\$
Comprehensive income/(loss) attributable to shareholders	(800,863)	1,609,928	(2,110,700)	(2,025,335)
Weighted average number of Class "A" shares in issue	55,652,768	55,652,768	54,349,890	54,349,890
Basic and diluted earnings per share	(0.01)	0.03	(0.04)	(0.04)
Net asset value	39,734,665	42,483,374	19,871,524	21,982,224
Net asset value per share	0.71	0.76	0.36	0.41

21 Commitments

Operating lease commitments – where the Value Fund is the lessee

The future minimum lease payments under operating leases are as follows:

	2018	2017
	\$	\$
Value Fund		
Not later than 1 year	152,460	152,460
Later than 1 year and not later than 5 years	655,578	640,332
Later than 5 years	662,019	802,194

Operating lease commitments – where the Value Fund is the lessor

The future lease payments receivable under operating leases are as follows:

	2018	2017
	\$	\$
Value Fund		
Not later than 1 year	2,053,422	1,672,000
Later than 1 year and not later than 5 years	2,761,020	4,135,876
Later than 5 years	—	—

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21 Commitments...continued

Included in the above disclosure are retail leases in which the lessee has the option to cancel the lease with notice prior to the end of the agreed upon lease period. The future minimum lease payments receivable under cancellable operating leases are as follows:

	2018	2017
	\$	\$
Value Fund		
Not later than 1 year	1,001,970	648,689
Later than 1 year and not later than 5 years	663,083	986,486
Later than 5 years	—	—

22 Subsequent events

A dividend of \$0.024 per share was declared subsequent to the financial year and is payable on January 9, 2019 for the Value Fund. This amounts to a dividend totalling \$1,335,666.

In December 2018, an amount of \$2,500,000 was received by the Value Fund as an initial repayment on loan receivable of \$6,500,000 at September 30, 2018.

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