

NOTICE

TO SHAREHOLDERS OF

EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC

March 29, 2023

Pursuant to section 64(1) of the Trinidad and Tobago Securities Act 2012 and Trinidad & Tobago Stock Exchange Limited ('TTSE') Rule 603 (1), (2) and (3), Eppley Fund Managers Limited (the "Offeror") wishes to advise all shareholders of **EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC - DEVELOPMENT FUND** [the "Company") that the offer to purchase a minimum of 20% and up to a maximum of 60% of all issued and outstanding cellular development fund shares (the "Shares") of the Company at a cash price of BDS\$0.21 (the "Offer") closed as of 3:00 pm on March 27, 2023.

24,335,503 of the Shares of the Company were deposited in response to the offer and the Offeror has agreed to take up and purchase all deposited Shares. If the tender and acceptance of all Shares is, as expected, confirmed by the Barbados Stock Exchange as valid, the Offeror will own 45.04% of Shares and will continue to own 100% of the Company's voting common shares. Subject to the validation of the Barbados Stock Exchange, payments for deposited Shares will be made to shareholders by April 27, 2023.

About Eppley Fund Managers Limited

Eppley Fund Managers Limited is a company incorporated and registered as a mutual fund administrator under the laws of Barbados and is a wholly-owned subsidiary of Eppley Limited, an investment company focused on credit, mezzanine, real estate and infrastructure opportunities throughout the Caribbean and Central America. Eppley Limited invests on its own account and on behalf of investors in its funds and is focused on private markets like credit real estate, and infrastructure where inefficiencies are most pronounced and where its strengths of originating, negotiating and structuring investments are most highly rewarded.

As a listed investment company, Eppley Limited's financial performance and its investment track record are in the public domain. Eppley Limited has produced cumulative average annual returns for its investors of over 34% since its IPO in July 2013 including dividends and the appreciation of the price of its shares.

For More Information Contact:

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