

EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC – DEVELOPMENT FUND

Unaudited Consolidated Results as at March 31, 2026 (expressed in Barbados Dollars)

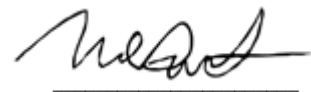
Eppley Caribbean Property Fund Limited SCC- Development Fund
Unaudited Consolidated Statement of Financial Position
As at March 31, 2026
(expressed in Barbados dollars)

	Unaudited March 31, 2026 \$	Unaudited March 31, 2025 \$	Audited September 30, 2025 \$
Assets			
Real estate available-for-sale	7,268,114	7,056,514	7,268,114
Investment in associated company	2,889,923	2,898,323	2,894,122
Loans receivable	8,308,738	4,331,010	7,704,863
Accounts receivable and prepaid expenses	458,857	435,663	486,733
Cash & cash equivalents	44,667	3,933,977	560,483
Total assets	18,970,299	18,655,487	18,914,315
Liabilities			
Accounts payable and accrued expenses	76,702	79,639	84,292
Due to related parties	66,215	117,156	105,494
Total liabilities	142,917	196,795	189,786
Total assets less liabilities	18,827,382	18,458,692	18,724,529
Equity			
Share capital	28,626,291	28,626,291	28,626,291
Retained earnings	(9,798,909)	(10,167,599)	(9,901,762)
Total shareholders' funds	18,827,382	18,458,692	18,724,529
Net asset value per share	\$0.35	\$0.34	\$0.34

Approved by:



Director



Director

May 29, 2026

Eppley Caribbean Property Fund Limited SCC- Development Fund
Unaudited Consolidated Statement of Comprehensive Income
For the period ended March 31, 2026
(expressed in Barbados dollars)

	Unaudited Six months ended March 31, 2026 \$	Unaudited Six months ended March 31, 2025 \$	Audited Year ended September 30, 2025 \$
Revenue			
Share of loss on investments accounted for using the equity method	(4,200)	(4,200)	(8,401)
Interest income	230,935	188,906	406,309
Total investment loss	226,735	184,706	397,909
Expenses			
Fair value gain on real estate available for re-sale	-	-	(211,600)
Net carrying costs of real estate available for re-sale	48,597	92,688	125,180
Audit, listing and other professional fees	26,523	36,762	67,370
Fund management fees	35,242	34,530	69,070
Investment advisor fees	35,242	34,530	69,070
Net gain on sale of real estate available for re-sale	-	-	-
Directors and subcommittee fees	480	480	960
Office and administrative expenses	738	8,577	4,918
Exchange (gain)/loss	(22,940)	(2,346)	27,618
Operating expenditure	123,882	205,221	152,586
Total comprehensive income for the period	102,853	(20,515)	245,322
Earnings per share	\$0.00	\$0.00	\$0.00

Eppley Caribbean Property Fund Limited SCC- Development Fund
Unaudited Consolidated Statement of Changes in Equity
For the three-month period ended March 31, 2026
(expressed in Barbados dollars)

	Attributable to Fund shareholders		
	Share capital	Retained earnings	Total
	\$	\$	\$
Balance- October 1, 2024	28,626,291	(10,147,084)	18,479,207
Total comprehensive income for the year	-	245,322	245,322
Balance- September 30, 2025	28,626,291	(9,901,762)	18,724,529
Total comprehensive income for the period	-	102,853	102,853
Balance- March 31, 2026	28,626,291	(9,798,909)	18,827,382

Eppley Caribbean Property Fund Limited SCC- Development Fund
Unaudited Consolidated Statement of Changes in Equity
For the three-month period ended March 31, 2025
(expressed in Barbados dollars)

	Attributable to Fund shareholders		
	Share capital	Retained earnings	Total
	\$	\$	\$
Balance-October1, 2023	28,626,291	(10,222,110)	18,404,181
Total comprehensive income for the year	-	75,026	75,026
Balance-September 30, 2024	28,626,291	(10,147,084)	18,479,207
Total comprehensive income for the period	-	(20,515)	(20,515)
Balance-March 31 ,2025	28,626,291	(10,167,599)	18,458,692

Eppley Caribbean Property Fund Limited SCC- Development Fund
Unaudited Consolidated Statement of Cashflows
For the period ended March 31, 2026
(expressed in Barbados dollars)

	Unaudited Six months ended March 31, 2026 \$	Unaudited Six months ended March 31, 2025 \$	Audited Year ended September 30, 2025 \$
Cash flows from operating activities			
Total comprehensive income for the period	102,853	(20,515)	245,322
Adjustment for:			
Share of loss of investments accounted for using the equity method	4,200	4,200	8,401
Net gain on sale of real estate available for re-sale	-	-	-
Foreign exchange (gain)/loss	(22,940)	(2,346)	27,618
Fair value gain on real estate available for re-sale	-	-	(211,600)
Interest income	(230,935)	(188,906)	(406,309)
Operating loss before working capital changes	(146,822)	(207,567)	(336,568)
Decrease in accounts receivable and prepaid expenses	27,874	1,012,105	961,036
Decrease in accounts payable and accrued expenses	(7,590)	(21,691)	(17,038)
Net decrease in due to/from related parties	(39,279)	(534,824)	(546,486)
Loans disbursed	(511,008)	(1,828,349)	(5,675,654)
Loan payments received	-	888,841	888,841
Cash (used in)/generated from operations	(676,825)	(691,485)	(4,725,870)
Interest received	161,009	130,383	821,238
Net cash (used in)/generated from operating activities	(515,816)	(561,102)	(3,904,632)
Net (decrease)/increase in cash and cash equivalents	(515,816)	(561,102)	(3,904,632)
Cash and cash equivalents at beginning of the year	560,483	4,492,733	4,492,733
Net effect of foreign exchange on cash and cash equivalent	-	2,346	(27,618)
Cash and cash equivalents at end of the year	44,667	3,933,977	560,483

Eppley Caribbean Property Fund Limited SCC – Development Fund

Directors' Statement – For the period ended March 31, 2026

The **Eppley Caribbean Property Fund Limited SCC– Development Fund** realised a profit of \$102,853 for the period ended March 31, 2026 (unaudited) compared to a loss of \$20,515 for the six-month period ended March 31, 2026 (unaudited). The net asset value was \$0.35 per share (2025: \$0.34 - unaudited). The net assets were \$18.83 million compared to \$18.46 million for the six-month period ended March 31, 2025 (unaudited).

The share price of the Development Fund Share on the **Barbados Stock Exchange (BSE)** as at March 31, 2026, was \$0.14, a discount of 59% to the net asset value.

A handwritten signature in black ink, appearing to be 'M. A. D.', written over a horizontal line.

Chairman

Notes to the Unaudited Consolidated Financial Statements

Note 1: Basis of Preparation

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