

MATERIAL INFORMATION DISCLOSURE NOTICE

EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC ACQUIRES ADDITIONAL SHAREHOLDING IN INDUSTRIAL ASSET

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 Caribbean Property Fund Limited SCC - Value Fund ("ECPF")** wishes to announce that it has acquired the remaining shareholding of 693 Spanish Town Road ("the Property"), increasing its stake from the initial 50% acquired in 2020.

The Property is a 3-acre industrial site which forms part of the commercial and industrial zone in Kingston. Spanish Town Road is a prime commercial and industrial zone in Kingston that houses some of the largest manufacturing and distribution companies in Jamaica. 693 Spanish Town Road is comprised of 75,000 square feet of warehouse and office space which is strategically located near to the Port of Kingston and all major transportation and distribution networks in Jamaica.

Denise Gallimore, Vice President of Real Estate and Infrastructure at Eppley, in speaking about the acquisition stated, "Deepening our investment in 693 Spanish Town Road is part of our continued strategy to diversify and expand our portfolio of industrial assets across the region. Our record-breaking performance for the 2022 financial year continues to validate our strategy to further diversify and expand our portfolio of high-quality commercial assets in the region. We look forward to working with our tenants to take this asset to the next level."

ECPF is the largest listed real estate mutual fund in the Caribbean and trades on the Jamaica, Barbados and Trinidad and Tobago stock exchanges. Following this acquisition ECPF owns 17 buildings in Jamaica, Barbados and Trinidad and Tobago comprising over 874,000 square feet. As at September 30, 2022, ECPF's net profit attributable to shareholders grew 65% to Bds\$9.5 million, the highest in its history.

For questions contact:

Adam Hugh
Assistant Vice President
Eppley Limited
hugha@eppleylimited.com

December 12, 2022

Certified by:



Nicholas A. Scott
Chairman

EPPLEY CARIBBEAN PROPERTY FUND LIMITED SCC