

BAHAMAS PROPERTY FUND LIMITED

**Consolidated Financial Statements
31 December 2010**

INDEPENDENT AUDITORS' REPORT

To the Shareholders of Bahamas Property Fund Limited

We have audited the accompanying consolidated financial statements of Bahamas Property Fund Limited and its subsidiaries, which comprise the consolidated balance sheet as of 31 December 2010, and the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards, 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.

Auditors' Responsibility


Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Bahamas Property Fund Limited and its subsidiaries as of 31 December 2010, and their financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards.




Chartered Accountants
16 May 2011

Bahamas Property Fund Limited
(Incorporated under the laws of the Commonwealth of The Bahamas)

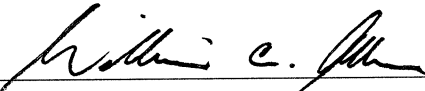
Consolidated Balance Sheet
As of 31 December 2010
(Expressed in Bahamian dollars)

	2010	2009
	\$	\$
ASSETS		
Non-current assets		
Investment property (Note 3)	46,608,000	49,893,865
Current assets		
Other assets	551,875	567,165
Trade receivables (Note 4)	1,072,930	894,255
Cash with banks	2,996,466	1,525,296
	<u>4,621,271</u>	<u>2,986,716</u>
Total assets	<u>51,229,271</u>	<u>52,880,581</u>
LIABILITIES		
Non-current liabilities		
Borrowings (Note 5)	16,195,941	17,148,807
Security deposits from tenants	125,588	133,206
	<u>16,321,529</u>	<u>17,282,013</u>
Current liabilities		
Trade payables, accrued expenses and other liabilities	1,503,992	578,412
Unearned rental income	146,850	245,968
Borrowings (Note 5)	1,111,590	1,086,481
	<u>2,762,432</u>	<u>1,910,861</u>
Total liabilities	<u>19,083,961</u>	<u>19,192,874</u>
EQUITY		
Share capital (Note 6)	24,070	24,070
Share premium (Note 6)	12,010,930	12,010,930
Retained earnings	20,110,310	21,652,707
	<u>32,145,310</u>	<u>33,687,707</u>
Total equity	<u>32,145,310</u>	<u>33,687,707</u>
Total liabilities and equity	<u>51,229,271</u>	<u>52,880,581</u>

APPROVED BY THE BOARD OF DIRECTORS AND SIGNED ON ITS BEHALF BY:



Director



Director

16 May 2011

Date

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

Bahamas Property Fund Limited

Consolidated Statement of Comprehensive Income For the Year Ended 31 December 2010 (Expressed in Bahamian dollars)

	2010 \$	2009 \$
INCOME		
Rental and parking revenue	4,526,967	4,338,280
Net fair value loss on investment property (Note 3)	(3,285,865)	(1,861,078)
Other	-	1,509
	<u>1,241,102</u>	<u>2,478,711</u>
EXPENSES		
Maintenance cost of vacant rental space	793,047	603,391
Parking maintenance	374,535	345,795
Management fee (Note 9(a))	217,719	207,659
Business licence fees	65,000	65,000
Provision for doubtful accounts (Note 4)	53,698	33,751
Professional fees	35,666	28,254
Directors' fees	26,667	16,000
Other	53,070	38,488
	<u>1,619,402</u>	<u>1,338,338</u>
Operating profit/(loss)	(378,300)	1,140,373
Interest income	52,178	39,770
Interest expense and related charges	(1,216,275)	(1,064,940)
Total comprehensive income/(loss)	<u>(1,542,397)</u>	<u>115,203</u>
<hr/>		
Weighted average number of ordinary shares outstanding	2,407,000	2,407,000
Earnings/(Loss) per share	(\$0.64)	\$0.05

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

Bahamas Property Fund Limited

Consolidated Statement of Changes in Equity For the Year Ended 31 December 2010 (Expressed in Bahamian dollars)

	Share Capital \$	Share Premium \$	Retained Earnings \$	Total \$
As of 1 January 2009	24,070	12,010,930	21,537,504	33,572,504
Total comprehensive income	<u>-</u>	<u>-</u>	<u>115,203</u>	<u>115,203</u>
As of 31 December 2009	<u>24,070</u>	<u>12,010,930</u>	<u>21,652,707</u>	<u>33,687,707</u>
As of 1 January 2010	24,070	12,010,930	21,652,707	33,687,707
Total comprehensive loss	<u>-</u>	<u>-</u>	<u>(1,542,397)</u>	<u>(1,542,397)</u>
As of 31 December 2010	<u>24,070</u>	<u>12,010,930</u>	<u>20,110,310</u>	<u>32,145,310</u>

No dividends were declared during 2009 and 2010.

Bahamas Property Fund Limited

Consolidated Statement of Cash Flows For the Year Ended 31 December 2010 (Expressed in Bahamian dollars)

	2010 \$	2009 \$
CASH FLOWS FROM OPERATING ACTIVITIES		
Total comprehensive income/(loss)	(1,542,397)	115,203
Adjustments for:		
Net fair value loss on investment property	3,285,865	1,861,078
Provision for doubtful accounts	53,698	33,751
Interest income	(52,178)	(39,770)
Interest expense and related charges	1,216,275	1,064,940
Interest received	52,178	39,770
(Increase)/Decrease in operating assets		
Other assets	15,290	(450,874)
Trade receivables	(232,373)	724,154
Increase/(Decrease) in operating liabilities		
Trade payables, accrued expenses and other liabilities	925,580	(203,249)
Unearned rental income	(99,118)	245,968
Security deposits from tenants	(7,618)	3,915
Net cash from operating activities	<u>3,615,202</u>	<u>3,394,886</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment in investment property	<u>-</u>	<u>(940,943)</u>
Net cash used in investing activities	<u>-</u>	<u>(940,943)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Interest paid	(1,196,954)	(889,045)
Repayment of borrowings	<u>(947,078)</u>	<u>(904,826)</u>
Net cash used in financing activities	<u>(2,144,032)</u>	<u>(1,793,871)</u>
Net increase in cash and cash equivalents	1,471,170	660,072
Cash and cash equivalents as of beginning of year	<u>1,525,296</u>	<u>865,224</u>
Cash and cash equivalents as of end of year	<u><u>2,996,466</u></u>	<u><u>1,525,296</u></u>

See Note 4 for significant non-cash transaction.

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements 31 December 2010

1. General Information

Bahamas Property Fund Limited (the Company) is incorporated under the Companies Act, 1992 of the Commonwealth of The Bahamas (The Bahamas). The Company's principal activity, through its subsidiaries, is the investing in selected commercial real estate properties in The Bahamas for the purposes of leasing out office and retail space, and achieving long-term capital appreciation.

The Company has three wholly-owned subsidiaries, Fincen Limited (Fincen), Marina Drive Number One Limited (Marina) and ProvHouse Limited (ProvHouse), all of which are incorporated under the Companies Act, 1992 of The Bahamas. Fincen owns the Bahamas Financial Centre located in Nassau, Bahamas; Marina owns One Marina Drive located on Paradise Island, Bahamas; and ProvHouse owns Providence House located in Nassau, Bahamas. The Company and its subsidiaries are referred to as the Group.

The registered office of the Company and its subsidiaries is located at 51 Frederick Street, Nassau, Bahamas. The ordinary Class A shares of the Company are listed and traded on The Bahamas International Securities Exchange.

The Group's affairs are managed entirely by service providers (Note 9).

2. Summary of Significant Accounting Policies

The principal accounting policies applied in the preparation of the 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 consolidated financial statements are prepared in accordance with International Financial Reporting Standards (IFRS) and under the historical cost convention, except as disclosed in the accounting policies below.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgment in the process of applying the Group's accounting policies. Estimates and judgments 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. Actual results could differ from those estimates. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in Notes 2(d), 2(f) and 2(j).

Amendments and interpretations to published standards that became effective for fiscal periods beginning on or after 1 July 2009 were not relevant to the Group's operations and accordingly did not impact the Group's accounting policies or consolidated financial statements.

The application of new standards and amendments and interpretations to existing standards that have been published but are not yet effective are not expected to have a material impact on the Group's accounting policies or consolidated financial statements in the period of initial application.

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements
31 December 2010
(Continued)

2. Summary of Significant Accounting Policies (Continued)

(b) Principles of consolidation

Subsidiaries are all entities over which the Group has the power to govern the financial and operating policies, generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of impairment of the asset transferred. Accounting policies of subsidiaries are changed where necessary to ensure consistency with the policies adopted by the Group.

(c) Foreign currency translation

Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the functional currency). The consolidated financial statements are presented in Bahamian dollars, which is the Company's functional and presentation currency.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates 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.

(d) Investment property

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by companies in the Group, is classified as investment property. Investment property comprises freehold land and buildings.

Investment property is measured initially at its cost, including related transaction costs. Subsequently, investment property is carried at fair value. Fair value is based on valuation methods using discounted cash flow projections. These valuations are reviewed annually by an independent appraiser who holds recognised and relevant professional qualifications and has recent experience in the category of the investment property being valued. The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All repairs and maintenance costs are charged to the consolidated statement of comprehensive income during the financial period in which they are incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements

31 December 2010

(Continued)

2. Summary of Significant Accounting Policies (Continued)

(d) Investment property (continued)

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the fair value of the property.

Changes in fair values are recognised in the consolidated statement of comprehensive income. Investment property is derecognised either when it has been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal.

(e) Cash and cash equivalents

For the purposes of the consolidated statement of cash flows, cash and cash equivalents comprise cash with banks on demand.

(f) Trade receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

The Group assesses at each balance sheet date whether there is objective evidence that a trade receivable or group of trade receivables is impaired. A provision for doubtful accounts is established when there is objective evidence (such as the probability of insolvency or significant financial difficulties of the debtor) that the Group will not be able to collect all amounts due according to the original terms of the receivables.

The amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced through the use of an allowance account and the amount of the loss is recognised in the consolidated statement of comprehensive income. When a trade receivable is uncollectible, it is written off against the related allowance account. If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed, to the extent that the carrying value of the asset does not exceed its amortised cost at the reversal date. The amount of the reversal is recognised in the consolidated statement of comprehensive income.

(g) Trade payables

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

The Group obtains deposits from tenants as a guarantee for returning the property at the end of the lease term in a specified condition or for future lease payments. Such deposits are treated as financial liabilities, recognised initially at fair value and subsequently measured at amortised cost. The financial liabilities are derecognised when repaid or offset against outstanding trade receivables upon termination of the applicable lease.

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements

31 December 2010

(Continued)

2. Summary of Significant Accounting Policies (Continued)

(h) Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated 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.

Preference shares, which are mandatorily redeemable on a specific date, are classified as financial liabilities. The dividends on these preference shares are recognised in the statement of comprehensive income as interest expense.

The portions of borrowings due within twelve months after the balance sheet date are classified as current liabilities.

(i) Leases

Leases in which a significant portion of the risks and rewards of ownership are retained by the Group are classified as operating leases. Properties leased out under such leases are included in investment property in the consolidated balance sheet. Rental income recognition is described in Note 2(j).

(j) Income and expense recognition

Rental income from operating leases (including office, retail and parking space) is recognised in income on a straight-line basis over the lease term. When the Group provides incentives to its customers, the costs of incentives are recognised over the lease term, on a straight-line basis, as a reduction of rental income. Rental payments received in advance are recognised as unearned rental income and recorded in income over the period to which the payment relates.

Interest income and expense are recognised using the effective interest method. The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts throughout the expected life of the financial instrument, or a shorter period where appropriate, to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Group estimates cash flows considering all contractual terms of the financial instrument (for example, prepayment options) but does not consider future credit losses. The calculation includes all fees and commissions paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

Lease arrangement fees paid to the property manager upon the execution of a lease for new tenancy or upon the exercising of any predetermined renewal option are recognised as “other assets” in the consolidated balance sheet and are amortised on a straight-line basis over the term of the relevant lease.

All other income and expenses are recorded on the accrual basis.

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements
31 December 2010
(Continued)

2. Summary of Significant Accounting Policies (Continued)

(k) Building maintenance costs

Building maintenance costs are borne by the tenants of the properties and are paid through a monthly service charge levied, based on an annually approved budget. Actual expenditures in excess or short of the approved budget are reflected in the following year's budget and are included as adjustments to trade receivables in the consolidated balance sheet.

The service charges are not recorded as revenue, but rather as a deduction from the relevant expenses. Maintenance costs allocable to vacant rental space are borne by the Group and are included in the consolidated statement of comprehensive income.

(l) Share capital

i) Share issue costs

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction from the proceeds.

ii) Dividends

Dividends on ordinary Class A shares are recognised in equity in the period in which they are approved by the Company's Board of Directors. Dividends declared after the balance sheet date, but before the consolidated financial statements are issued, are dealt with in the subsequent events note.

(m) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, which is the person or group responsible for allocating resources and assessing performance of the operating segments, has been identified as the investment committee of the Investment Manager.

Income and expenses directly associated with each segment are included in determining business segment performance. The Group has identified each property as a business segment.

(n) Taxation

The Company and its subsidiaries are incorporated under the laws of The Bahamas and are therefore not subject to income, capital gains or other corporate taxes. The Group's operations do not subject it to taxation in any other jurisdiction.

(o) Corresponding figures

Where necessary, corresponding figures are adjusted to conform with changes in presentation in the current year.

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements 31 December 2010 (Continued)

3. Investment Property

Movements in investment property comprise:

	2010 \$	2009 \$
As of 1 January	49,893,865	47,314,000
Acquisition of investment property	-	4,029,865
Additional investment in investment property	-	411,078
Net fair value loss on investment property	<u>(3,285,865)</u>	<u>(1,861,078)</u>
As of 31 December	<u>46,608,000</u>	<u>49,893,865</u>

During 2009, the Group acquired Providence House, an office building in Nassau, Bahamas, for \$3,500,000. The acquisition was settled through the issuance of preference shares (Note 5). In addition to the purchase price, the Group incurred closing costs of \$529,865.

4. Trade Receivables

	2010 \$	2009 \$
Trade receivables	1,072,930	894,255
Provision for doubtful accounts	<u>-</u>	<u>-</u>
Total	<u>1,072,930</u>	<u>894,255</u>

Movements in the provision for doubtful accounts are as follows:

	2010 \$	2009 \$
As of 1 January	-	-
Provision for doubtful accounts	53,698	33,751
Trade receivables written off	<u>(53,698)</u>	<u>(33,751)</u>
As of 31 December	<u>-</u>	<u>-</u>

As of 31 December 2010, the Group had trade receivables of \$Nil (2009: \$303,963) considered past due.

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements 31 December 2010 (Continued)

5. Borrowings

Borrowings comprise:

	2010 \$	2009 \$
Bank loan 1	6,797,308	7,259,748
Bank loan 2	6,862,192	7,313,280
Preference shares	<u>3,500,000</u>	<u>3,500,000</u>
	17,159,500	18,073,028
Accrued interest	<u>148,031</u>	<u>162,260</u>
Total	<u>17,307,531</u>	<u>18,235,288</u>

Bank loan 1 bears interest at the Bahamian dollar prime rate of 5.50% (2009: 5.50%) per annum, and bank loan 2 bears interest at 0.50% above the Bahamian dollar prime rate per annum. The bank loans are repayable in monthly installments of blended principal and interest in the aggregate amount of \$149,485 and mature in April 2021. The bank loans are supported by:

- Guarantee and postponement of claims in the amount of \$14,500,000 signed by Fincen and in the amount of \$4,500,000 signed by Marina supported by Directors' resolutions.
- Registered first demand debenture signed by both Fincen and Marina incorporating a fixed charge over the Bahamas Financial Centre and One Marina Drive and a floating charge over all other assets.
- All perils insurance coverage over the Bahamas Financial Centre and One Marina Drive with the bank as loss payee.
- Assignment of the rents payable under all leases with tenants from time to time of the Bahamas Financial Centre and One Marina Drive.

Preference shares represent 35,000 cumulative redeemable non-voting preference shares issued at \$100 per share and with a coupon rate of 10.00% per annum; coupons are payable semi-annually. The preference shares mature on 31 July 2015. All preference shares were issued during 2009, in settlement of the acquisition of investment property.

The portions of borrowings due within one year are as follows:

	2010 \$	2009 \$
Bank loan 1	486,978	468,199
Bank loan 2	<u>476,581</u>	<u>456,022</u>
	963,559	924,221
Accrued interest	<u>148,031</u>	<u>162,260</u>
Total	<u>1,111,590</u>	<u>1,086,481</u>

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements

31 December 2010

(Continued)

6. Share Capital and Share Premium

The authorised capital of the Company is \$110,000, comprised of 10,000,000 non-voting, participating ordinary Class A shares with a par value \$0.01 each; 1,000,000 cumulative redeemable non-voting preference shares with a par value \$0.01 each; and 1,000 voting, non-participating ordinary management shares with no par value. The preference shares are classified as financial liabilities based on their terms (Note 5).

As of 31 December 2010, 2,407,000 (2009: 2,407,000) ordinary Class A shares and all of the ordinary management shares are issued and fully paid.

The initial issue price per ordinary Class A share was \$5 and thereafter shares shall be issued at the discretion of, and at a price to be determined by, the Board of Directors. The excess of the issue price over the par value was credited to the share premium account.

The ordinary management shares have been excluded from these consolidated financial statements given they do not participate in the earnings of the Group. The ordinary management shares are owned by Royal Fidelity Merchant Bank & Trust Limited (RFMBT), a bank incorporated and licensed in The Bahamas.

7. Rental and Parking Revenue

The general period of leases whereby the Group leases out its investment property under operating leases is two years or more. The future aggregate minimum rentals receivable under non-cancellable operating leases are as follows:

	2010 \$	2009 \$
No later than 1 year	3,622,997	3,933,416
Later than 1 year and no later than 5 years	4,510,800	5,837,864
Later than 5 years	23,404	-
	<u>8,157,201</u>	<u>9,771,280</u>

8. Segment Analysis

The information provided about each segment is based on the internal reports about the segment's profit or loss, assets, liabilities and other information, which are regularly reviewed by the chief operating decision-maker, the investment committee of the Investment Manager.

Segment assets and liabilities comprise operating assets and liabilities represented in the consolidated balance sheet. Included in total liabilities for Marina is an amount totalling \$799,856 relating to government taxes that are being clarified by management; a favourable resolution for the Group would result in a reduction in this liability and the related trade receivables from applicable tenants.

Segment information for the reportable segments for the year ended 31 December 2010 is presented in the table below. The Group has concentration risk with its investment property and related rental revenue, with 3 tenant groups representing 67% of revenue for FinCen; 2 tenant groups representing 65% of revenue for Marina; and 1 tenant representing the total revenue for ProvHouse.

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements 31 December 2010 (Continued)

8. Segment Analysis (Continued)

31 December 2010	Fincen \$	Marina \$	ProvHouse \$	All other segments \$	Total \$
INCOME					
Rental and parking revenue	3,260,731	906,236	360,000	-	4,526,967
Net fair value gain/(loss) on investment property	(2,245,000)	(1,092,000)	51,135	-	(3,285,865)
EXPENSES					
Maintenance cost of vacant rental space	638,988	154,059	-	-	793,047
Parking maintenance	374,535	-	-	-	374,535
Management fee	-	-	-	217,719	217,719
Provision for doubtful accounts	53,698	-	-	-	53,698
Other	52,031	39,197	23,875	65,300	180,403
Operating profit/(loss)	(103,521)	(379,020)	387,260	(283,019)	(378,300)
Interest income	13,902	5,978	3,868	28,430	52,178
Interest expense and related charges	(437,614)	(291,500)	(350,007)	(137,154)	(1,216,275)
Total comprehensive income/(loss)	(527,233)	(664,542)	41,121	(391,743)	(1,542,397)
TOTAL ASSETS	34,740,755	10,615,634	4,423,762	1,449,120	51,229,271
TOTAL LIABILITIES	(198,992)	(891,272)	(3,645,833)	(14,347,864)	(19,083,961)
31 December 2009					
INCOME					
Rental and parking revenue	3,346,685	841,595	150,000	-	4,338,280
Net fair value gain/(loss) on investment property	(2,103,078)	242,000	-	-	(1,861,078)
Other	1,367	142	-	-	1,509
EXPENSES					
Maintenance cost of vacant rental space	517,994	85,397	-	-	603,391
Parking maintenance	345,795	-	-	-	345,795
Management fee	-	-	-	207,659	207,659
Provision for doubtful accounts	-	33,751	-	-	33,751
Other	52,969	40,655	10,369	43,749	147,742
Operating profit/(loss)	328,216	923,934	139,631	(251,408)	1,140,373
Interest income	11,641	4,971	592	22,566	39,770
Interest expense and related charges	(498,261)	(324,168)	(147,649)	(94,862)	(1,064,940)
Total comprehensive income/(loss)	(158,404)	604,737	(7,426)	(323,704)	115,203
TOTAL ASSETS	36,405,064	10,920,007	4,029,865	1,525,645	52,880,581
TOTAL LIABILITIES	(199,657)	(185,929)	(3,645,833)	(15,161,455)	(19,192,874)

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements
31 December 2010
(Continued)

9. Agreements and Transactions with Related Parties

Related parties include the Directors and those entities that have the ability to control or exercise significant influence over the Group in making financial or operational decisions, and entities that are controlled, jointly controlled or significantly influenced by these entities. Related party balances and transactions, not disclosed elsewhere in these consolidated financial statements, are as follows:

(a) Investment management agreement

Pursuant to an agreement dated 20 December 1999, Royal Fidelity Pension & Investment Services Limited, a company incorporated in The Bahamas, serves as the Group's investment manager (the Investment Manager). The Investment Manager is entitled to receive a quarterly management fee, payable in arrears, equal to 0.375% per annum of the nominal asset value, defined as the aggregate value of the Group's assets, calculated on a valuation day (the last business day of each calendar quarter). The Investment Manager is also entitled to a fee equal to 1.50% of the transaction value or net price of all real property acquisitions, disposals and exchanges by the Group. The Investment Manager is required to compensate RFMBT, for administrative services it provides, out of the investment management fee charged to the Group.

The agreement expired on 20 December 2002 and has been renewed for successive terms of one year.

Certain directors of the Investment Manager are also directors of the Company.

(b) Administrative services agreement

Pursuant to an agreement dated 20 December 1999, RFMBT provides the Group with administrative services. RFMBT is compensated by the Investment Manager out of the investment management fee. The agreement expired on 20 December 2002 and has been renewed for successive terms of one year.

As of 31 December 2010, the Group has deposits with RFMBT totalling \$2,996,466 (2009: \$1,519,824) that earn interest at 2.50% per annum. Additionally, the Group has an unsecured credit facility of \$1,000,000 from RFMBT, which bears interest at a rate of 8.50% per annum. This facility was unused as of 31 December 2009 and 2010.

(c) Property management and leasing agency agreement

Pursuant to an agreement dated 20 December 1999, Morley Realty Limited (Morley) serves as the Group's property manager and leasing agent. Morley is entitled to a monthly management fee determined as a percentage of the income collected. The management fee is included in building maintenance costs billed to the tenants and may vary depending on the size and nature of the property, but in no event can it exceed the customary rate as determined by the Bahamas Real Estate Association.

Morley is also entitled to lease arrangement fees for serving as leasing agent. Such fees are payable upon the execution of a lease for new tenancy and upon the exercising of any predetermined renewal options. The maximum lease arrangement fees payable to Morley may not exceed three months of net rent under the applicable lease agreement. The agreement expired on 20 December 2002 and has been renewed for successive terms of one year.

Included in other assets in the consolidated balance sheet as of 31 December 2010 are amounts totalling \$3,760 (2009: \$15,423) representing lease arrangement fees. Included in the consolidated statement of comprehensive income are amounts totalling \$11,663 (2009: \$12,635) for amortisation of such fees.

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Notes to the Consolidated Financial Statements

31 December 2010

(Continued)

9. Agreements and Transactions with Related Parties (Continued)

(d) Real estate advisory agreement

Pursuant to an agreement dated 20 December 1999, Morley serves as real estate advisor to the Group. Morley is entitled to a fee not to exceed 2.5% of the transaction value or net price of all real property acquisitions, disposals and exchanges by the Group. The agreement expired on 20 December 2002 and has been renewed for successive terms of one year.

(e) Borrowings and share capital

As of 31 December 2010, related parties own 50% (2009: 50%) of the outstanding preference shares. Interest expense on these preference shares amounted to \$175,000 (2009: \$72,917). Further, as of 31 December 2010, RFMBT and its related parties own 16% (2009: 18%) of the outstanding ordinary Class A shares.

10. Financial Risk Management

The Group engages in transactions that expose it to price, interest rate, credit and liquidity risks in the normal course of operations. The Group's financial performance is affected by its capability to understand and effectively manage these risks.

(a) Price risk

Price risk is the risk that the fair value of investment property or rental amounts received will fluctuate because of changes in market prices. The price risk of the portfolio of investment property is managed through diversification of the portfolio. The Group seeks to diversify its exposure by investing in properties that are leased as commercial, office and retail space.

The Group has significant geographical concentration risk because all of its investment property is located in The Bahamas; specifically New Providence.

(b) Interest rate risk

Interest rate risk is the risk that the fair value or cash flows of financial instruments will fluctuate because of changes in market interest rates. The Group's cash flow interest rate risk arises from its long term bank borrowings (Note 5), which bear variable interest rates. Interest costs may increase as a result of such changes, and may reduce gains or create losses in the event that unexpected movements arise.

Borrowings issued at fixed interest rates, namely preference shares, expose the Group to fair value interest rate risk. The Group does not hedge against its fair value interest rate risk exposure.

Trade and other receivables and payables generally do not bear interest and have settlement dates of less than one year.

The Board of Directors monitors cash flow interest rate risk and determines the most appropriate capital structure (i.e. gearing ratio) to maximise profits for the Group's shareholders.

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements
31 December 2010
(Continued)

10. Financial Risk Management (Continued)

(c) Credit risk

Credit risk is the risk that a counterparty will be unable or unwilling to meet a commitment that is entered into with the Group. Credit risk arises from cash with banks as well as credit exposures with respect to rental customers, including outstanding receivables. The Group has policies in place to ensure that rental contracts are made with customers with an appropriate credit history. The Group has no significant concentrations of credit risk with respect to rental customers. Cash balances are placed with financial institutions in good standing with the Central Bank of The Bahamas.

(d) Liquidity risk

Liquidity risk is the risk that the Group is unable to meet its payment obligations associated with its financial liabilities when they become due. The Group's operations generate monthly cash inflows that are used to meet its expense and borrowings repayment obligations. In addition, the Group maintains flexibility in funding through a committed credit facility (Note 9(b)). With the exception of borrowings and security deposits from tenants, the Group's financial liabilities are due within one year. The cash flows associated with borrowings are disclosed in Note 5.

11. Capital Management

The Group's objectives when managing capital are to safeguard the Group'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 Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (effectively, total liabilities) less cash with banks. Total capital is calculated as total equity, as shown in the consolidated balance sheet, plus net debt.

The gearing ratios as of 31 December are as follows:

	2010	2009
	\$	\$
Total liabilities	19,083,961	19,192,874
Less: Cash with banks	<u>(2,996,466)</u>	<u>(1,525,296)</u>
Net debt	16,087,495	17,667,578
Total equity	<u>32,145,310</u>	<u>33,687,707</u>
Total capital	<u>48,232,805</u>	<u>51,355,285</u>
Gearing ratio	33.35%	34.40%

Bahamas Property Fund Limited

Notes to the Consolidated Financial Statements
31 December 2010
(Continued)

12. Fair Value of Financial Instruments

Financial instruments utilised by the Group comprise the financial assets and liabilities recognised in the consolidated financial statements. The Group's financial instruments are principally short-term in nature or have interest rates that reset to market interest rates; accordingly, their fair values approximate their carrying values. For long term financial liabilities with fixed interest rates, there has been no change in the market interest rates since the issuance of the financial liabilities and therefore, the carrying amounts approximate fair values.