

**FORTRESS CARIBBEAN PROPERTY FUND LIMITED**

<b>Date</b>	<b>Net Assets (Bds\$)</b>	<b>Net Asset Value</b>	<b>Close Share Price</b>
31-Jan-00	18,251,722	1.03	1.10
29-Feb-00	18,448,769	1.04	1.20
28-Mar-00	20,670,721	1.17	1.20
30-Apr-00	20,737,817	1.17	1.20
31-May-00	20,841,886	1.18	1.20
30-Jun-00	20,949,543	1.18	1.20
31-Jul-00	21,091,416	1.19	1.20
31-Aug-00	21,208,219	1.20	1.20
30-Sep-00	21,426,400	1.21	1.20
31-Oct-00	21,344,400	1.21	1.20
30-Nov-00	21,366,017	1.21	1.25
30-Dec-00	21,511,819	1.22	1.25