

FORTRESS CARIBBEAN PROPERTY FUND LIMITED

Date	Net Assets (Bds\$)	Net Asset Value	Close Share Price
31-Jan-04	40,119,319	1.20	1.30
28-Feb-04	40,474,990	1.21	1.30
31-Mar-04	40,722,281	1.22	1.30
30-Apr-04	40,931,407	1.22	1.30
31-May-04	41,118,044	1.23	1.30
30-Jun-04	41,332,452	1.23	1.30
30-Jul-04	41,539,710	1.24	1.35
31-Aug-04	41,729,348	1.25	1.40
30-Sep-04	40,437,068	1.21	1.40
31-Oct-04	40,662,967	1.21	1.40
30-Nov-04	40,849,132	1.22	1.40
31-Dec-04	41,058,073	1.23	1.40