

FORTRESS CARIBBEAN PROPERTY FUND LIMITED

Date	Net Assets (Bds\$)	Net Asset Value	Close Share Price
31-Jan-05	41,308,845	1.23	1.45
28-Feb-05	41,593,401	1.24	1.55
31-Mar-05	41,794,257	1.25	1.55
30-Apr-05	42,005,713	1.25	1.61
31-May-05	42,145,658	1.26	1.66
30-Jun-05	42,393,713	1.27	1.60
31-Jul-05	42,539,162	1.27	1.60
31-Aug-05	42,682,467	1.27	1.60
30-Sep-05	42,804,091	1.28	1.60
31-Oct-05	73,987,041	1.33	1.60
30-Nov-05	74,218,126	1.33	1.60
31-Dec-05	74,531,554	1.34	1.60