

**FORTRESS CARIBBEAN PROPERTY FUND LIMITED**

<b>Date</b>	<b>Net Assets (Bds\$)</b>	<b>Net Asset Value</b>	<b>Close Share Price</b>
Jan 31, 06	74,938,510	1.34	1.55
Feb 28, 06	75,244,700	1.35	1.45
Mar 31, 06	75,501,355	1.35	1.50
Apr 30, 06	75,776,597	1.36	1.45
May 31, 06	76,002,114	1.36	1.45
Jun 30, 06	76,152,023	1.36	1.45
Jul 31, 06	76,412,358	1.37	1.45
Aug 31, 06	76,662,021	1.37	1.40
Sep 30, 06	75,895,896	1.36	1.45
Oct 31, 06	76,104,240	1.36	1.50
Nov 30, 06	76,324,840	1.37	1.45
Dec 31, 06	76,571,064	1.37	1.44