

**FORTRESS CARIBBEAN PROPERTY FUND LIMITED**

<b>Date</b>	<b>Net Assets (Bds\$)</b>	<b>Net Asset Value</b>
31-Jan-08	\$81,343,273	\$1.46
29-Feb-08	\$81,791,094	\$1.47
31-Mar-08	\$81,924,817	\$1.47
30-Apr-08	\$82,269,501	\$1.47
31-May-08	\$82,548,674	\$1.48
30-Jun-08	\$82,810,756	\$1.48
31-Jul-08	\$83,056,124	\$1.49
31-Aug-08	\$83,452,935	\$1.50
30-Sep-08	\$80,875,662	\$1.45
31-Oct-08	\$80,869,377	\$1.45
30-Nov-08	\$80,973,620	\$1.45
31-Dec-08	\$81,050,639	\$1.45