

**FORTRESS CARIBBEAN PROPERTY FUND LIMITED**

<b>Date</b>	<b>Net Assets (Bds\$)</b>	<b>Net Asset Value</b>
31-Jan-09	\$81,238,716	\$1.46
28-Feb-09	\$81,581,676	\$1.46
31-Mar-09	\$80,949,449	\$1.45
30-Apr-09	\$81,146,890	\$1.45
31-May-09	\$81,349,208	\$1.46
30-Jun-09	\$81,499,273	\$1.46
31-Jul-09	\$81,688,305	\$1.46
31-Aug-09	\$82,102,312	\$1.47
30-Sept.-09	\$81,661,142	\$1.46
31-Oct.-09	\$81,777,335	\$1.47
30-Nov.-09	\$81,942,087	\$1.47
31-Dec.-09	\$82,042,728	\$1.47