

**FORTRESS CARIBBEAN PROPERTY FUND LIMITED**

<b>Date</b>	<b>Net Assets (Bds\$)</b>	<b>Net Asset Value</b>	<b>Close Share Price</b>
31-Aug-99	17,700,000	1.00	-
30-Sep-99	17,804,477	1.01	-
31-Oct-99	17,898,006	1.01	1.00
30-Nov-99	18,048,781	1.02	1.05
31-Dec-99	18,158,532	1.03	1.05