

GRENREAL PROPERTY CORPORATION LIMITED

BALANCE SHEET AT 31st March 2012

| | 31-Mar 2012 EC\$ | 31-Dec 2011 EC\$ | 31-Mar 2011 EC\$ |
|---|---------------------------------|---------------------------------|---------------------------------|
| ASSETS | | | |
| Non-Current Assets | | | |
| Investment property | 71,700,000 | 71,700,000 | 71,516,100 |
| Computers and office furniture | 9,422 | 15,181 | 28,796 |
| Public Listing | - | - | 127,855 |
| | 71,709,422 | 71,715,181 | 71,672,751 |
| Current Assets | | | |
| Receivables and prepayments | 483,557 | 273,116 | 349,761 |
| Cash and cash equivalents | 80,713 | 179,276 | 12,470 |
| | 564,270 | 452,392 | 362,231 |
| TOTAL ASSETS | 72,273,692 | 72,167,573 | 72,034,982 |
| SHAREHOLDERS' EQUITY AND LIABILITIES | | | |
| Stated capital | 25,365,000 | 25,365,000 | 25,365,000 |
| Accumulated surplus | 8,028,105 | 7,957,870 | 7,601,724 |
| | 33,393,105 | 33,322,870 | 32,966,724 |
| Non-Current Liabilities | | | |
| Long term loan | 34,292,465 | 34,165,012 | 35,048,708 |
| Shareholders loan | 565,067 | 552,745 | 393,651 |
| Current Liabilities | | | |
| Trade and other payables | 2,335,339 | 1,859,951 | 1,762,452 |
| Amount due to related party | 175,156 | 212,040 | 54,399 |
| Short-term borrowings | 1,512,561 | 2,054,955 | 1,809,047 |
| Proposed building improvements | - | - | - |
| | 4,023,055 | 4,126,946 | 3,625,899 |
| TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES | 72,273,692 | 72,167,573 | 72,034,982 |

GRENREAL PROPERTY CORPORATION LIMITED

**STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD JANUARY - MARCH 2012**

| INCOME | 31-Mar 2012 EC\$ | 31-Mar 2011 EC\$ |
|--|---------------------------------|---------------------------------|
| Net Rental Income - retail units + kiosks | 1,171,300 | 1,384,574 |
| Service re-charge | 61,067 | 68,164 |
| Parking | 36,466 | 42,324 |
| Other income | 28,541 | 26,592 |
| | <u>1,297,374</u> | <u>1,521,653</u> |
| Net gain from fair value on investment Property | - | - |
| | <u>1,297,374</u> | <u>1,521,654</u> |
| EXPENSES | | |
| Operational expenses | | |
| Accounting Fees | - | - |
| Insurance | 84,622 | 87,932 |
| Security | 38,796 | 40,274 |
| Janitorial Services | 29,399 | 37,588 |
| Marketing and Public Relations | 8,104 | 24,322 |
| Utilities | 128,372 | 114,589 |
| Property Management / Salaries | 48,819 | 75,256 |
| Parking lot | 6,108 | 3,737 |
| Maintenance and other costs | 15,157 | 25,948 |
| Legal Fees-new rental contracts | - | 11,487 |
| Office Rent | 44,832 | 44,832 |
| Office supplies | 4,890 | 6,222 |
| | <u>409,100</u> | <u>472,187</u> |
| General expenses | | |
| Service Charge MPMC | - | 15,000 |
| Auditor Fees | 6,250 | 6,250 |
| Subscription ECCSR | 5,751 | 5,751 |
| Banking Fees | 48,181 | 14,341 |
| Legal Fees (Corporate) | 2,072 | - |
| Directors Fees | 5,400 | 11,400 |
| Corporate Management Fee | 37,500 | 37,500 |
| Director's liability insurance | 2,500 | - |
| Miscellaneous Expenses | (9) | 1,123 |
| Professional Fees | 15,326 | 19,465 |
| | <u>122,971</u> | <u>110,830</u> |
| Total operational and general expenses | <u>532,071</u> | <u>583,017</u> |
| Operating Income before interest and depreciation | <u>765,302</u> | <u>938,637</u> |
| Deduct: Depreciation | 6,219 | 10,955 |
| Bad debt | - | 8,332 |
| Bank Interest | 688,850 | 702,412 |
| Finance Income | - | (3,279) |
| | <u>695,069</u> | <u>718,420</u> |
| Profit for the year | <u>70,233</u> | <u>220,217</u> |

GRENREAL PROPERTY CORPORATION LIMITED

STATEMENT OF CASH FLOWS
FOR THE PERIOD JANUARY - MARCH 2012

| | 31-Mar 2012 EC\$ |
|---|------------------------|
| Cash Flow from Operating Activities | |
| Profit for the period | 70,233 |
| Adjustments for: | |
| Depreciation | 6,219 |
| Operating Cash Flow before working capital changes | <u>76,453</u> |
| Accounts receivable and prepayments | (210,441) |
| Accounts payable and accrued expenses | 475,388 |
| Amount due to related parties | (36,884) |
| Proposed building improvements | - |
| Net Cash from Operating Activities | <u>304,516</u> |
| Cash Flow from Investing Activities | |
| Additions to investment property | - |
| Purchase of equipment | (460) |
| Net Cash from Investing Activities | <u>(460)</u> |
| Cash Flow from Financing Activities | |
| Net proceeds from long term borrowings | 127,453 |
| Net proceeds from short term borrowings | (542,394) |
| Shareholders' Loan | 12,322 |
| Net Cash from Financing Activities | <u>(402,619)</u> |
| Net Change in Cash and Cash Equivalents | <u>(98,564)</u> |
| Cash and Cash Equivalents - Beginning of Period | 179,277 |
| Cash and Cash Equivalents - End of Period | <u>80,713</u> |