Accountants &
business advisers

GRENREAL PROPERTY CORPORATION LIMITED

FINANCIAL STATEMENTS
(Expressed in Eastern Caribbean Dollars)

FOR THE YEAR ENDED

31ST DECEMBER, 2025

GRENREAL PROPERTY CORPORATION LIMITED

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER, 2025
(Expressed in Eastern Caribbean Dollars)

CONTENTS

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GRENREAL PROPERTY CORPORATION LIMITED
(Expressed in Eastern Caribbean Dollars)

COMPANY PROFILE

Directors

Mr. Ronald Hughes
Mr. Sükrü Evrengün
Dr. Spencer Thomas
Mr. Ron Antoine
Mr. Dorset Cromwell
Dr. Linus Thomas
Mr. Anthony Maughn
Mr. Fitzroy O'Neale
Mr. Osbert Hood
Mr. Larry Lawrence

Company Secretary

Ms. Lindy Smith- Mcleod

Auditors

Messrs. PKF
Accountants and Business Advisers

Solicitors

Messrs. Renwick & Payne.
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INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF GRENREAL PROPERTY CORPORATION LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Grenreal Property Corporation Limited (the 'Company'), which comprise the statement of financial position at 31 December, 2025, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 December, 2025 and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Grenada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. Our description of how our audit addressed these matters is provided in that context.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF

GRENREAL PROPERTY CORPORATION LIMITED
(continued)

Report on the Audit of the Financial Statements (continued)

Key Audit Matter	How our audit addressed the key audit matter
Valuation of Investment Property	
Refer to notes 2(d) and 5 of the financial statements. The Company's investment property relates to property located on Melville Street, St. George's at a valuation of $73,760,400 at year-end. For 2025 the Company recognized a fair value gain of $2,256,247 on the property which is shown in the statement of comprehensive income. It is the Company's policy that the investment property is stated at fair value. The property is valued by an independent external valuator using the income capitalization method. The valuation of the Company's investment property is inherently subjective due to the estimates used in determining the property's fair values, such as the capitalization rates, forecast rentals and property expenses. Among other factors, the individual nature of the property, its location and expected future rentals for the property also affects the valuation of the investment property. Valuators also apply assumptions for yields and estimated market rent to arrive at the final valuation. The valuation of investment property was considered to be a key audit matter due to significant estimates and the level of judgement involved.	The audit procedures we performed included, amongst others, the following: • We assessed the independent valuation expert's competence, qualification and independence. • We read the valuation report for the property valued by the independent external valuation expert in the current year and confirmed that the valuation approach was in accordance with International Financial Reporting Standards and suitable for use in determining the fair value for the purpose of the financial statements. • We reviewed the key assumptions used in the determination of the fair value as follows: - Rental income used in the forecast was agreed to the underlying tenant contracts for reasonableness. - Forecast operating expenditure was agreed to historical property expenditure and budgets. - Reasonability of the discount and capitalization rates to available industry data.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF

GRENREAL PROPERTY CORPORATION LIMITED
(continued)

Report on the Audit of the Financial Statements (continued)

We have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying financial statements.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRSs, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF GRENREAL PROPERTY CORPORATION LIMITED (continued)

Report on the Audit of the Financial Statements (continued)

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists; we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF GRENREAL PROPERTY CORPORATION LIMITED (continued)

Report on the Audit of the Financial Statements (continued)

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence; and communicated with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

The engagement partner on the audit resulting in this independent auditors' report is Ms. Michelle Millet.

GRENADA

July 17th, 2026

PKF

Accountants & Business Advisers:

GRENREAL PROPERTY CORPORATION LIMITED

STATEMENT OF FINANCIAL POSITION AT 31ST DECEMBER, 2025
(Expressed in Eastern Caribbean Dollars)

	Notes	2025	2024
ASSETS			
Non-Current Assets			
Plant and equipment	4	591,225	328,785
Investment property	5	73,760,400	71,455,250
		74,351,625	71,784,035
Current Assets			
Trade and other receivables	6	200,464	363,544
Cash and cash equivalents	7	1,628,745	1,499,994
		1,829,209	1,863,538
TOTAL ASSETS		$76,180,834	$73,647,573
EQUITY AND LIABILITIES			
STATED CAPITAL	8	27,567,289	27,567,289
ACCUMULATED SURPLUS		23,386,743	19,836,008
TOTAL EQUITY		50,954,032	47,403,297
Non-Current Liabilities			
Long-term borrowing	9	23,185,583	24,125,762
Current Liabilities			
Trade and other payables	10	922,532	978,134
Amount due to related parties	11	213,980	296,612
Short-term borrowing	9	904,707	843,768
		2,041,219	2,118,514
TOTAL LIABILITIES		25,226,802	26,244,276
TOTAL EQUITY AND LIABILITIES		$76,180,834	$73,647,573

The accompanying notes form an integral part of these financial statements

Approved by the Board of Directors on 10th July, 2026 and signed on their on its behalf:

:Director :Director

GRENREAL PROPERTY CORPORATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31ST DECEMBER, 2025
(Expressed in Eastern Caribbean Dollars)

	Notes	**2025**	2024
Rental income - rental units		4,804,547	4,627,377
- kiosks		230,983	187,213
Service re-charge		260,796	255,084
Parking		193,081	184,325
Other income		250,905	182,974
		5,740,312	5,436,973
Operational expenses	15	(2,519,878)	(2,471,109)
General expenses	16	(190,372)	(206,259)
Depreciation		(157,041)	(97,501)
Expected credit loss		(35,598)	(7,395)
		(2,902,889)	(2,782,264)
Operating profit		2,837,423	2,654,709
Finance cost	12	(1,410,798)	(1,471,346)
Net income for the year		1,426,625	1,183,363
Other comprehensive income:			
Gain/(loss) on revaluation of investment property		2,256,247	(474,750)
Total comprehensive income for the year		$3,682,872	$708,613

The accompanying notes form an integral part of these financial statements

GRENREAL PROPERTY CORPORATION LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31ST DECEMBER, 2025
(Expressed in Eastern Caribbean Dollars)

	Stated Capital	Accumulated Surplus	Total Equity
Balance at 1st January, 2024	27,567,289	19,138,013	46,705,302
Taxation adjustment (Note 15)	-	121,519	121,519
Dividends paid	-	(132,137)	(132,137)
Total comprehensive income for the year	-	708,613	708,613
Balance at 31st December, 2024	27,567,289	19,836,008	47,403,297
Dividends paid	-	(132,137)	(132,137)
Total comprehensive income for the year	-	3,682,872	3,682,872
Balance at 31st December, 2025	$27,567,289	$23,386,743	$50,954,032

The accompanying notes form an integral part of these financial statements

GRENREAL PROPERTY CORPORATION LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31ST DECEMBER, 2025
(Expressed in Eastern Caribbean Dollars)

	Note	**2025**	2024
OPERATING ACTIVITIES			
Net profit for the year		1,426,625	1,183,363
Adjustments for:			
Taxation adjustment	14	-	11,907
Depreciation	4	157,041	97,501
Gain on disposal of property, plant and equipment		(629)	-
Operating profit before working capital changes		1,583,037	1,292,771
Decrease in trade and other receivables		163,081	102,109
(Decrease)/increase in trade and other payables		(55,602)	94,201
Decrease in amount due to related parties		(82,632)	(176,221)
Net cash provided by operating activities		1,607,884	1,312,860
INVESTING ACTIVITIES			
Purchase of investment property		(48,903)	-
Purchase of property, plant and equipment	4	(420,853)	(285,564)
Disposal of property, plant and equipment	4	2,000	-
Net cash used in investing activities		(467,756)	(285,564)
FINANCING ACTIVITIES			
Dividends paid		(132,137)	(132,137)
Net movement in borrowings		(879,240)	(836,860)
Net cash used in financing activities		(1,011,377)	(968,997)
Net increase in cash and cash equivalents		128,751	58,299
Cash and cash equivalents - at beginning of year		1,499,994	1,441,695
- at end of year		$1,628,745	$1,499,994
REPRESENTED BY:			
Cash on hand and at bank		$1,628,745	$1,499,994

The accompanying notes form an integral part of these financial statements

1. CORPORATE INFORMATION

Grenreal Property Corporation Limited (the "Company") formerly St. George's Cruise Terminal Limited was incorporated on August 27, 2004 under the Grenada Companies Act 1994 and commenced operations on April 14, 2005. The Company was established to undertake the realization and operations of a Shopping Centre with duty free facilities adjacent to the new port complex in St. George's, Grenada W.I. In 2007 the Company in accordance with Section 219 (225) of the Companies Act 1994, entered into an amalgamation agreement with Bruce Street Commercial Corporation Limited, the owners of the Jan Bosch building, a commercial center, located adjacent to the port complex in St. George's.

Following the amalgamation the Company continued to operate under the name of Grenreal Property Corporation Limited and listed on the Eastern Caribbean Securities Exchange on 21st July, 2008.

The Company employed on average twenty-seven persons (27) during the year (2024 – 25).

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of Preparation

These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) and under the historical cost convention, as modified by the revaluation of investment property.

The preparation of financial statements in conformity with IFRS's requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Company's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to these financial statements are disclosed in Note 4.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(b) Changes in accounting policies and disclosures

(i) New accounting standards, amendments and interpretations adopted

The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended 31 December, 2024 except for the adoption of new standards and interpretations below.

Amendments to IAS 21 – Lack of exchangeability (effective 1 January 2025)

In August 2023, the Board issued lack of exchangeability (Amendments to IAS 21).

The amendments to IAS 21 - The Effects of Changes in Foreign Exchange Rates specifies how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking.

A currency is considered to be exchangeable into another currency when an entity is able to obtain the other currency within a time frame that allows for a normal administrative delay and through a market or exchange mechanism in which an exchange transaction would create enforceable rights and obligations.

If a currency is not exchangeable into another currency, an entity is required to estimate the spot exchange rate at the measurement date. An entity's objective in estimating the spot exchange rate is to reflect the rate at which an orderly exchange transaction would take place at the measurement date between market participants under prevailing economic conditions. The amendments note that an entity can use an observable exchange rate without adjustment or another estimation technique.

When an entity estimates a spot exchange rate because a currency is not exchangeable into another currency, it discloses information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows.

When applying the amendments, comparative information is not restated.

This amendment had no impact on the Company.

Amendments to the SASB standards to enhance their international applicability (effective 1 January 2025)

The amendments remove and replace jurisdiction-specific references and definitions in the SASB standards, without substantially altering industries, topics or metrics.

These amendments had no impact on the Company.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(b) Changes in accounting policies and disclosures (continued)

(ii) Standards in issue not yet affected

The following is a list of standards and interpretations that are not yet effective up to the date of issuance of the Company's financial statements. These standards and interpretations may be applicable to the Company at a future date and will be adopted when they become effective. The Company is currently assessing the impact of adopting these standards and interpretations.

Amendments to IFRS 9 and IFRS 7 – Classification and Measurement of Financial Instruments (effective 1 January 2026)

In May 2024, the Board issued Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7), which:

- Clarifies that a financial liability is derecognised on the 'settlement date', i.e., when the related obligation is discharged, cancelled, expires or the liability otherwise qualifies for derecognition. It also introduces an accounting policy option to derecognise financial liabilities that are settled through an electronic payment system before settlement date if certain conditions are met;
- Clarified how to assess the contractual cash flow characteristics of financial assets that include environmental, social and governance (ESG)-linked features and other similar contingent features;
- Clarifies the treatment of non-recourse assets and contractually linked instruments;
- Requires additional disclosures in IFRS 7 for financial assets and liabilities with contractual terms that reference a contingent event (including those that are ESG-linked), and equity instruments classified at fair value through other comprehensive income.

The new requirements will be applied retrospectively with an adjustment to opening retained earnings. Prior periods are not required to be restated and can only be restated without using hindsight. An entity is required to disclose information about financial assets that change their measurement category due to the amendments.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(c) Changes in accounting policies and disclosures (continued)

(iii) Standards in issue not yet affected

Amendments to IFRS 9 and IFRS 7 - Contracts Referencing Nature-dependent Electricity (effective 1 January 2026)

In December 2024, the Board issued Contracts Referencing Nature-dependent Electricity (Amendments to IFRS 9 and IFRS 7). The amendments:

- Update the 'own-use' requirements for in-scope contracts. Under the amendments, the sale of unused nature-dependent electricity will be in accordance with an entity's expected purchase or usage requirements, if specified criteria are met;
- Amend the designation requirements for a hedged item in a cash flow hedging relationship for in-scope contracts. The amendments will allow an entity to designate a variable nominal volume of forecast electricity transactions as a hedged item, if specified criteria are met;
- Add new disclosure requirements to enable investors to understand the effect of these contracts on a company's financial performance and cash flows. IFRS 7 has been amended to require specific disclosures relating to contracts that have been excluded from the scope of IFRS 9 as a result of the amendments.

The amendments only apply to contracts that reference nature-dependent electricity. These are contracts that expose an entity to variability in an underlying amount of electricity because the source of electricity generation depends on uncontrollable natural conditions, typically associated with renewable electricity sources such as sun and wind.

The amendments relating to the own-use exception must be applied retrospectively. An entity is not required to restate prior periods, and it is only permitted to do so if this can be done without using hindsight.

The hedge accounting amendments must be applied prospectively to new hedging relationships designated on or after the date of initial application.

The IFRS 7 disclosure amendments must be applied when the IFRS 9 amendments are applied. If an entity does not restate comparative information, then the entity must not present comparative disclosures.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(ii) Standards in issue not yet effective (continued)

IFRS 18 – Presentation and Disclosure in Financial Statements (effective 1 January 2027)

In April 2024, the Board issued IFRS 18 Presentation and Disclosure in Financial Statements which replaces IAS 1 Presentation in Financial Statements. IFRS 18 introduces new categories and subtotals in the statement of profit or loss. It also requires disclosure of management-defined performance measures (as defined) and includes new requirements for the location, aggregation and disaggregation of financial information.

An entity will be required to classify all income and expenses within its statement of profit or loss into one of five categories: operating; investing; financing; income taxes; and discontinued operations. In addition, IFRS 18 requires an entity to present subtotals and totals for ‘operating profit or loss’, ‘profit or loss before financing and income taxes’ and ‘profit or loss’.

IFRS 18 introduces the concept of a management-defined performance measure (MPM) which it defines as a subtotal of income and expenses that an entity uses in public communications outside financial statements, to communicate management’s view of an aspect of the financial performance of the entity as a whole to users. IFRS 18 requires disclosure of information about all of an entity’s MPMs within a single note to the financial statements and requires several disclosures to be made about each MPM, including how the measure is calculated and a reconciliation to the most comparable subtotal specified by IFRS 18 or another IFRS accounting standard.

IFRS 18 must be applied retrospectively.

IFRS 19 - Subsidiaries without Public Accountability: Disclosures (effective 1 January, 2027)

In May 2024, the Board issued IFRS 19 Subsidiaries without Public Accountability: Disclosures, which allows eligible entities to elect to apply reduced disclosure requirements while still applying the recognition, measurement and presentation requirements in other IFRS accounting standards. Unless otherwise specified, eligible entities that elect to apply IFRS 19 will not need to apply the disclosure requirements in other IFRS accounting standards.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(b) Changes in accounting policies and disclosures (continued)

(ii) Standards in issue not yet effective (continued)

IFRS 19 - Subsidiaries without Public Accountability: Disclosures (effective1 January 2027) (continued)

An entity applying IFRS 19 is required to disclose that fact as part of its general IFRS accounting standards compliance statement. IFRS 19 requires an entity whose financial statements comply with IFRS accounting standards including IFRS 19 to make an explicit and unreserved statement of such compliance.

An entity may elect to apply IFRS 19 if at the end of the reporting period:

- It is a subsidiary as defined in IFRS 10 Consolidated Financial Statements;
- It does not have public accountability; and
- It has a parent (either ultimate or intermediate) that prepares consolidated financial statements, available for public use, which comply with IFRS accounting standards.

An entity has public accountability if:

- Its debt or equity instruments are traded in a public market, or it is in the process of issuing such instruments for trading in a public market; or
- It holds assets in a fiduciary capacity for a broad group of outsiders as one of its primary businesses (i.e., not for reasons incidental to its primary business).

If an eligible entity chooses to apply the standard earlier, it is required to disclose that fact. An entity is required, during the first period (annual and interim) in which it applies the standard, to align the disclosures in the comparative period with the disclosures included in the current period under IFRS 19, unless IFRS 19 or another IFRS accounting standard permits or requires otherwise.

IFRS S2 - Amendments to Greenhouse Gas Emissions Disclosures (Effective 1 January 2027)

The amendments to IFRS S2 aim at supporting entities applying the standard by reducing the complexity, risk of potential duplication of reporting and related costs of applying specific requirements in the standard.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(b) Changes in accounting policies and disclosures (continued)

(iii) Improvements to International Financial Reporting Standards

The annual improvements process for the IASB deals with non-urgent but necessary clarifications and amendments to IFRS.

Annual improvements to IFRS Accounting Standards-Volume 11

The following amendments are applicable to annual periods beginning on or after 1 January 2026.

IFRS – Subject of Amendment
IFRS 1 First-time Adoption of International Financial Reporting Standards – Hedge Accounting by a First-Time Adopter.
IFRS 7 Financial Instruments: Disclosures – Gain or Loss on Derecognition.
IFRS 7 Financial Instruments: Disclosures – Guidance on implementing Introduction, Disclosures of Deferred Difference Between Fair Value and Transaction Price and Credit Risk Disclosures.
IFRS 9 Financial Instruments – Lessee Derecognition of Lease Liabilities.
IFRS 9 Financial Instruments – Transaction Price.
IFRS 10 Consolidated Financial Statements – Determination of a 'De Facto Agent'.
IAS 7 Statement of Cash Flows – Cost Method.

(c) Property, plant and equipment

Some items of property, plant and equipment are stated at valuation less subsequent depreciation. The others are stated at cost less accumulated depreciation.

Subsequent costs are included in the assets carrying amounts or are recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the statement of comprehensive income during the financial period in which they are incurred.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(b) Changes in accounting policies and disclosures (continued)

(iii) Improvements to International Financial Reporting Standards

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2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(b) Changes in accounting policies and disclosures (continued)

(ii) Standards in issue not yet effective (continued)

Amendments to IFRS 10 and IAS 28 – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (continued)

The amendments address the conflict between IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures in dealing with the loss of control of a subsidiary that is sold or contributed to an associate or joint venture.

The amendments clarify that a full gain or loss is recognised when a transfer to an associate or joint venture involves a business as defined in IFRS 3 Business Combinations. Any gain or loss resulting from the sale or contribution of assets that does not constitute a business, however, is recognised only to the extent of unrelated investors' interest in the associate or joint venture.

The amendments must be applied prospectively

(iii) Improvements to International Reporting Standards

The annual improvements process for the International Accounting Standards Board deals with non-urgent but necessary clarifications and amendments to IFRS.

Annual improvements to IFRS Standards - Volume 11

The following amendments are applicable to annual periods beginning on or after 1 January, 2026

IFRSs	**– Subject of Amendment**
IFRS 1	Hedge accounting by a first-time adopter
IFRS 7	Gain or loss on derecognition
IFRS 7	Disclosure of deferred difference between fair value and transaction price
IFRS 7	Introduction and credit risk disclosures
IFRS 9	Lessee derecognition of lease liabilities
IFRS 9	Transaction price
IFRS 10	Determination of a 'de facto agent'
IAS 7	Cost method

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(c) Plant and Equipment

Plant and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the assets carrying amounts or are recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the statement of comprehensive income during the financial period in which they are incurred.

Depreciation is calculated using the straight-line method to allocate their cost or re-valued amounts to their residual values over their estimated useful lives. The rates used are as follows:

	Per annum
Furniture and equipment	20%
Computers	33%

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the statement of financial position date. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the statement of comprehensive income.

(d) Investment Property

Property that is held for long-term rental yields or for capital appreciation or both, and is not occupied by the Company, is classified as investment property.

Investment property comprises freehold building and land held under a finance lease. The lease term is ninety-nine (99) years with an option to extend for an additional sixty-six (66) years. The lease payments were made at the commencement of the lease term.

Investment property is carried at fair value based on active market price as disclosed in Note 3. Changes in fair values are recognized in the statement of comprehensive income.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(e) Trade Receivables

Trade receivables are amounts due from customers for services performed in the ordinary course of business. If collection is expected in one year or less, they are classified as current assets. If not they are presented as non-current assets.

Trade receivables are recognised initially at fair value less provision for expected credit losses. A provision for impairment of trade receivables is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivable. Significant financial difficulties of the debtor and default or delinquency in payment are considered indicators that the trade receivable is impaired.

(f) Cash and Cash Equivalents

Cash and cash equivalents comprise of cash on hand and at bank. Bank overdraft is included as a component of cash and cash equivalents for the purpose of the cash flow statement. Bank overdraft is shown within borrowings in current liabilities on the statement of financial position.

(g) Trade payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised at fair value.

(h) Stated Capital

Ordinary and preference shares are classified as equity.

(i) Borrowings

Borrowings are recognised at fair value net of transaction cost incurred. Borrowings are subsequently stated at amortized cost: any difference between the proceeds, net of transaction cost, and the redemption value is recognised in the statement of comprehensive income over the period of borrowings. Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least twelve (12) months after the date of the statement of financial position.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(j) Financial Instruments

Financial instruments are contracts that give rise to a financial asset of on entity and a financial liability or equity instrument of another entity.

Financial assets and financial liabilities are recognised on the Company's statement of financial liability when the Company becomes a party to the contractual provisions of the instrument.

(i) Recognition and measurement

All regular way purchases and sales of financial assets are recognised or derecognised on the trade date that is the date on which the company commits itself to purchase or sell an asset. A regular way purchase and sale of financial assets is a purchase or sale of an asset under a contract whose terms require delivery of the asset within the time frame established generally by regulation or convention in the market place concerned.

Initial measurement

The classification of financial instruments at initial recognition depends on their contractual terms and the business model for managing the instruments. Financial instruments are initially measured at their fair value, except in the case of financial assets and financial liabilities not recorded at fair value through profit or loss (FVPL) whereby transaction costs are added to, or subtracted from, this amount. Trade receivables are measured at transaction price.

Financial instruments carried on the statement of financial position include cash and cash equivalents, trade and other receivables, trade and other payables, amount due to related parties, shareholder's loans and borrowings.

Subsequent measurement categories of financial assets and liabilities

The Company classifies all it's financial assets based on the business model for managing the assets and the asset's contractual terms.

The Company classifies all of its financial assets at amortised cost.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(j) Financial Instruments (continued)

Amortised cost

Financial assets are measured at amortized cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows and

- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

(ii) Impairment

Impairment of financial assets

In relation to the impairment of financial assets, the Company uses an expected credit loss (ECL) model which requires the Company to account for expected credit losses and changes in those expected credit losses at each reporting date. The changes in ECL's reflects changes in credit risk since initial recognition of the financial assets.

Trade receivables

The Company records an allowance for expected credit losses for its trade receivables using a simplified approach to calculating ECLs whereby it recognizes a loss allowance based on lifetime ECLs at each reporting date. The ECL on these financial assets are estimated used a provision matrix that is based on it historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. The provision rates used in the provision matrix are based on days past due.

Other financial assets

For all other financial instruments, the Company recognises lifetime ECL when there has been a significant increase in credit risk since initial recognition. If on the other hand the credit risk on a financial instrument has not increased significantly since initial recognition the Company recognizes the loss allowance for the financial instrument at an amount equal to 12-month ECL where applicable. The assessment of whether lifetime ECL should be recognised is based on significant increase in the likelihood or risk of default occurring since initial recognition instead of on evidence of a financial asset being credit-impaired at the reporting date or actual default occurring.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(j) Financial Instruments (continued)

(iii) Impairment (continued)

Lifetime ECL represents the expected credit losses that will possible default events over the expected life of a financial instrument. In contrast, 12 - month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible with 1 months after the reporting date.

The Company seeks to hold its cash in financial institutions which management regards as sound and with no history of default. The risk of default on these financial assets was therefore considered to be low. The ECL for these financial assets were therefore determined to be zero.

A financial asset is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable date about the following events:

(i) Significant financial difficulty of the issuer or borrower;
(ii) A breach of contract, such as a default or past due event;
(iii) It is becoming probable that the borrower will enter in bankruptcy or other financial reorganisation; and
(iv) The disappearance of an active market for tat financial asset because of financial difficulties.

(iii) Write offs

The gross carrying amount of a financial asset is written off to the extent that there is no realistic prospect of recovery. This is generally when the Company determines that the borrower does not have assets or resources of income that would generate sufficient cash flows to repay the amount subject to the write-off.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(j) Financial Instruments (continued)

(iv) Derecognition of financial assets

The Company derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

(v) Financial liabilities

When financial liabilities are recognised they are measured at fair value of the consideration given plus transactions costs directly attributable to the acquisition of the liability. Financial liabilities are re-measured at amortised.

Financial liabilities are derecognized when they are extinguished, that is when the obligation specified in the contract as discharged, cancelled or expired. The difference between the carrying amount of a financial liability extinguished and the consideration price is recognised in the statement of comprehensive consideration price is recognised in the statement of comprehensive income.

(k) Revenue

Rental income is accounted for on an accruals basis, in accordance with the substance of the relevant agreement.

2. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

(l) Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operating decisions. Transactions entered into with related parties in the normal course of business are carried out on commercial terms and conditions during the year.

(m) Foreign currencies

Transactions in foreign currencies are recorded at the rate of exchange ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are re-translated at the rate of exchange ruling at the balance sheet date. The resulting profits and losses are dealt with in the statement of comprehensive income.

3. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

The development of estimates and the exercise of judgment in applying accounting policies may have a material impact on the Company's reported assets, liabilities, revenues and expenses. The expenses and assumptions that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year are outlined below:

(a) Estimate of Fair Value of Investment Property

The best estimate of fair value is current prices in an active market for similar assets. The Company considers information relating to tenants and assumptions relating to tenancy, rents and expenses over a ten (10) year period.

(b) Principal assumptions for Management's Estimation of Fair Value

The principal assumptions underlying management's estimates of fair value are those related to; the receipts of contractual rental; expected future market rentals; maintenance requirements; and appropriate discount rates.

The expected future market rentals are determined on the basis of current market rentals for similar properties in the same location and condition.

3. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS (continued)

(c) Provision for expected credit losses of trade receivables

The Company uses a provision matrix to calculate ECLs for trade receivables. The provision rates are based on days past due.

The provision matrix is initially based on the Company's historical observed default rates. The Company will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

(d) Property, plant and equipment

Management exercises judgement in determining whether future economic benefits can be derived from expenditures to be capitalized and in estimating the useful lives and residual values of the assets.

4. PLANT AND EQUIPMENT

	Computers	Office Furniture and Equipment	Total
For the year ended 31st December, 2023			
Cost	66,115	332,516	398,631
Accumulated depreciation	(65,945)	(191,964)	(257,909)
NET BOOK VALUE	**$170**	**$140,552**	**$140,722**
Balance at 31st December, 2024			
Opening book value	170	140,552	140,722
Additions for the year	2,400	283,164	285,564
Depreciation charge for the year	(949)	(96,552)	(97,501)
NET BOOK VALUE	**$1,621**	**$327,164**	**$328,785**
For the year ended 31st December, 2024			
Cost	68,515	615,680	684,195
Accumulated depreciation	(66,894)	(288,516)	(355,410)
NET BOOK VALUE	**$1,621**	**$327,164**	**$328,785**
Balance at 31st December, 2025			
Opening book value	1,621	327,164	328,785
Additions for the year	3,458	417,395	420,853
Disposals – Cost	-	(2,286)	(2,286)
Disposals – Accumulated depreciation	-	914	914
Depreciation charge for the year	(1,937)	(155,104)	(157,041)
NET BOOK VALUE	**$3,142**	**$588,083**	**$591,225**
Balance at 31st December, 2025			
Cost	71,973	1,030,789	1,102,762
Accumulated depreciation	(68,831)	(442,706)	(511,537)
NET BOOK VALUE	**$3,142**	**$588,083**	**$591,225**

5. INVESTMENT PROPERTY

	2025	2024
Balance at 1st January, 2025	71,455,250	71,930,000
Additions during the year	48,903	-
Gain/(loss) from fair value adjustment	2,256,247	(474,750)
Balance at 31st December, 2025	$73,760,400	$71,455,250

The property is located at Melville Street in St. George's. Fair values are based on valuations performed by independent professional valuators. The last valuation at 31st December, 2025 was performed by Civil Engineer Nigel A. John, B.Sc. in April 2025.

The valuations included an additional lot of land (331.8 square meters) donated to the company by one of its shareholders, St. George's Development Company Limited, and utilized as the parking area. No consideration was given for the additional lot.

6. TRADE AND OTHER RECEIVABLES

Trade receivables - net	144,685	159,472
Prepayments	29,679	178,572
Other receivables	26,100	25,500
	$200,464	$363,544

The movement in provision for expected credit losses for trade receivables was as follows:

Balance at 1st January, 2025	(36,091)	(38,247)
Increase in provision	6,088	2,156
Balance at 31st December, 2025	$(30,003)	$(36,091)

7. CASH AND CASH EQUIVALENTS

	2025	2024
Cash on hand and at bank	$1,628,745	$1,499,994

8. STATED CAPITAL

	2025	2024
Authorised:		
15,000,000 ordinary shares		
2,000,000 preference shares		
Issued:		
7,670,302 ordinary shares of no par value	25,365,000	25,365,000
550,572 preference shares of no par value	2,202,289	2,202,289
	$27,567,289	$27,567,289

9. BORROWINGS

	2025	2024
Syndicated bond		
(i) Grenada Co-operative Bank Limited	11,466,511	11,657,677
(ii) National Insurance Board	11,466,511	11,657,677
(iii)National Insurance Board – Moratorium interest	578,634	827,088
(iv)Grenada Co-operative Bank Limited – Moratorium interest	578,634	827,088
Total borrowings	24,090,290	24,969,530
Less: Short-term borrowing	(904,707)	(843,768)
Long-term borrowing	$23,185,583	$24,125,762

9. BORROWINGS (continued)

(i) The syndicated bond is in the amount of $24,400,000 for which the Caribbean Financial Services Corporation is the trustee. The bond was refinanced in 2019 and is to be repaid in monthly instalments of $150,000 inclusive of principal and interest commencing October 2019 over fifteen (15) years with a balloon payment on maturity. Interest is at the rate of 6% per annum. The company was granted a moratorium due to covid -19 which ended 30th September, 2022.

The bond is secured as follows:

i) Mortgage debenture over the building and land of the Duty-Free Centre/Cruise Terminal building, registered and stamped to cover $18.9 Million.

ii) A registered first charge demand debenture stamped up to EC$24.4 million over the fixed and floating assets of the company.

iii) Mortgage debenture over the land and building of the Jan Bosch Building, registered and stamped to cover EC$22.95 million.

iv) Insurance over the Cruise Terminal and Jan Bosch building.

(ii) Effective October 1st, 2022, the outstanding moratorium interest of $2,717,268 was converted to a loan to be liquidated in monthly payments of $40,000.00.

10. TRADE AND OTHER PAYABLES

	2025	2024
Deposits due to tenants	654,569	644,325
Trade payables and accruals	219,689	280,359
Interest payable	-	12,153
Other payables	48,274	41,297
	$922,532	$978,134

11. AMOUNT DUE TO RELATED PARTIES

	2025	2024
Amount due to/(from) related Companies:		
(i) Zublin Grenada Limited	(7,983)	(6,897)
(ii) Amount due to director	221,963	303,509
Balance at 31st December, 2025	$213,980	$296,612

(i) There are no fixed repayment terms on the balances due. For 2023 interest was at the rate of 10% per annum on the amount due.

(ii) The balance is being repaid in monthly instalments of $8,000 inclusive of interest at the rate of 6% per annum.

Related Party transactions

a) During the year, the following transactions occurred between the company and other related entities as follows:

	2025	2024
Property management income	$39,000	$39,000
Interest expense	$26,607	$19,188

b) Key management

Key management comprises directors, divisional management and senior management of the company. Compensation to these individual were as follows:

	2025	2024
Directors' fees	$100,500	$78,503
Management salaries and allowances	$210,750	$210,750

12. FINANCE COST

	2025	2024
Interest on other charges	(34,345)	(28,205)
Interest on borrowings	(1,376,453)	(1,443,141)
	$(1,410,798)	$1,471,346

13. FINANCIAL RISK MANAGMENT

The company's activities expose it to a variety of financial risks: interest rate risk, credit risk, operational risk and liquidity risk. The risk management policies employed by the company to manage these risks are discussed below.

Credit risk

Credit risk is the risk of financial loss to the company if a customer or counter-party to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investment securities.

i) Trade and other receivables

The company trades only with recognized, creditworthy third parties. It is the Company's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis with the result that the company's exposure to bad debts is not significant.

13. FINANCIAL RISK MANAGEMENT (continued)

ii) Other financial assets

With respect to credit risk arising from the other financial assets of the company, which are cash and cash equivalents, the company's exposure to credit risk arises from default of the counter-party, with the maximum exposure equal to the carrying amounts of the financial assets. The credit ratings for these financial assets are monitored for credit deterioration.

Maximum exposure of credit risk:

	2025	2024
Cash and cash equivalents	1,499,994	1,441,695
Trade and other receivables	184,972	293,289
	$1,684,966	$1,734,984

Set out below is the information about the credit risk exposure on the Company's trade receivables using a provision matrix.

	0 -30 days	31 -90 days	Over 90 days	Total
December 31st, 2025				
Expected credit loss rate	1%	5%	50%	
Gross carrying amount	95,475	27,255	57,520	174,688
Expected credit loss	(271)	(211)	(34,558)	(30,003)
	$95,204	$27,314	$22,962	$144,685
December 31st, 2024				
Expected credit loss rate	1%	5%	50%	
Gross carrying amount	104,832	33,211	57,520	195,563
Expected credit loss	(576)	(957)	(34,558)	(36,091)
	$104,256	$32,254	$22,962	$(159,472)

13. FINANCIAL RISK MANAGEMENT (continued)

Liquidity risk

Liquidity risk is the risk that the company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the company's reputation.

The Company actively pursues the receivables process by ensuring that tenants comply with the terms and conditions of the lease. In addition, the Company negotiates favorable credit terms form suppliers. As a final measure of controlling liquidity the Company tries not to pay earlier than cash is collected from rents.

Maturity analysis for liquidity risk:

	On Demand	Up to 1 year	Over 1 year	Over 5 years	Total
Balance at 31st December, 2025					
Borrowing	-	884,357	2,626,851	20,579,082	24,090,290
Trade and other payables	166,693	101,272	654,567	-	922,532
Amount due to related parties	-	(7,983)	221,963	-	213,980
	$166,693	$977,646	$3,503,381	$20,579,082	$25,226,802
Balance at 31st December, 2024					
Borrowing	-	843,768	3,757,159	20,368,603	24,969,530
Trade and other payables	293,566	40,243	644,325	-	978,134
Amount due to related parties	-	(6,897)	303,509	-	296,612
	$293,566	$877,114	$4,704,993	$20,368,603	$26,244,276

13. FINANCIAL RISK MANAGEMENT (continued)

Currency risk

Substantially all of the company's transactions, assets and liabilities are denominated in Eastern Caribbean Dollars. Therefore, the company has no significant exposure to currency risk.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The company is exposed to interest rate risk through the effect of fluctuations in the prevailing levels of interest rates on interest bearing financial assets and liabilities, including loans. The Company holds primarily fixed rate financial instruments and is therefore not significantly exposed to interest rate risk. The Company also holds no material interest bearing financial assets.

Operational risk

Operational risk is the risk derived from deficiencies relating to the Company's information technology and control systems, as well as the human error and natural disasters. The Company's systems are evaluated, maintained and upgraded continuously. Supervisory controls are installed to minimize human error.

The Company has secured the properties against fire and perils including natural disaster. In addition appropriate insurance for third party liability is in place.

15. TAX CONCESSION

The company was granted a tax holiday as a consequence of a tax waiver granted to the developers of the landsite. This tax holiday expired on September 5th, 2023 and as a result an income tax liability of $109,612 and stamp tax liability of $11,907 was accrued at the end of 2023. However, on 30th May, 2025 the tax holiday was extended to 1st November, 2030. Therefore the tax amounts accrued for 2023 totaling $121,519 were reversed at 31st December, 2024.

16. OPERATIONAL EXPENSES

	2025	2024
Janitorial expenses	201,046	199,064
Insurance	409,193	388,228
Security services	349,781	363,464
General maintenance	253,920	240,433
Service charge	58,464	58,464
Office expenses	45,877	30,486
Parking expenses	21,279	19,363
Salaries and other staff cost	564,840	555,329
Telephone	30,320	29,262
Public relations	111,049	148,218
Electricity	375,108	324,495
Water	99,001	97,784
Miscellaneous	-	16,519
	$2,519,878	$2,471,109

17. GENERAL EXPENSES

Directors fees and expenses	90,000	100,500
Legal fees	8,872	4,267
Audit fees	16,000	12,000
Professional fees	57,000	71,000
ECCSR yearly costs	18,500	18,492
	$190,372	$206,259

18. SUSTANINABLITY AND CLIMATE-RELATED DISCLOSURES

The Company recognizes the connection between sustainability and financial performance and aims to share insights into how it manages and is exposed to sustainability and climate-related risks and opportunities. Committed to supporting environmental sustainability, the Company also strives to enhance its resilience to environmental changes. These efforts are reflected in the following four key areas:

i) Governance

The Board of Directors is responsible for overseeing sustainability, climate, environmental, social, and risk-related matters. Oversight is executed through its designated subcommittees.

The Finance and Strategic Development Committee is charged with the oversight of sustainability and climate-related issues. Risk management, including review and assessment of the Company's risk profile, falls under the purview of the Audit and Compliance Committee.

While the Company does not currently have formal sustainability governance policies beyond its strategic plan, the company is actively developing a comprehensive Environmental, Social, and Governance (ESG) policy, with completion targeted for December 2026.

ii) Strategy and Opportunities

As a property company whose core assets comprise land and buildings, the Company recognises several sustainability-driven opportunities that could enhance long-term value:

- **Renewable Energy Transition**: The Company has finalised a phased implementation plan to transition to renewable energy, targeting 60% renewable energy usage within the next five years in compliance with statutory requirements. This is expected to yield long-term electricity cost savings.

- **Recycling and Circular Economy**: The company is collaborating with scrap metal dealers to recycle unused equipment, contributing to a greener image and reducing waste.

- **Sustainable Procurement**: All new equipment purchases will prioritise environmentally friendly or "green" solutions. Although the Company does not currently track greenhouse gas (GHG) emissions, significant electricity usage, primarily for air conditioning, has prompted recent upgrades. In 2024, the company replaced its packaged air-conditioning units with models using eco-friendly refrigerant gases. Further conversions await regulatory guidance from Grenada's policymakers regarding acceptable refrigerant options. The financial impact of these future conversions is expected to be minimal.

18. SUSTAINABLITY AND CLIMATE-RELATED DISCLOSURES (continued)

ii) Strategy and Opportunities (continued)

- **Electric Vehicle (EV) Infrastructure**: The installation of EV charging stations is currently under review as part of the Company's commitment to supporting sustainable transportation.

- **Water Efficiency**: Timed faucets have been installed across the property to minimise water wastage and reduce costs.

- **Energy Efficiency**: Grenreal' continues to utilise energy-efficient lighting systems, generating measurable cost savings.

- **Climate Resilience**: The Company actively maintains hurricane preparedness protocols and disaster risk management plans.

- **Diversity and Inclusion**: Although no formal diversity policy exists, Grenreal fosters a culture of inclusivity and equal opportunity. Women are represented at the senior management level. The workforce is diverse in terms of ethnicity, age, and gender, with a current staff composition of 56% male and 44% female; half of all employees are under the age of 40.

- **Community Engagement**: The Company regularly engages with the community by offering rent-free event spaces and sponsoring various cultural, educational, and sporting activities through its donation program.

iii) Risk Management Approach

The Company's Strategic plan which includes its Risk Management Framework, governs its approach to ESG risk identification, mitigation, and monitoring.

The Company's properties, located on reclaimed land adjacent to a Caribbean cruise ship terminal, are potentially vulnerable to climate-related risks such as earthquakes, tsunamis, hurricanes, and storm surges. These risks are managed through a combination of insurance coverage, ongoing monitoring, disaster preparedness training, and periodic scenario analysis. All risk management processes are documented.

The Company's formal policy on climate change and environmental issues will be finalised as part of its broader ESG framework by the end of 2026.

18. SUSTAINABLITY AND CLIMATE-RELATED DISCLOSURES (continued)

iv) Metrics and Targets

The Company has identified the following key ESG performance indicators

- Environmental Metrics
- Energy efficiency Metrics
- Water usage and waste reduction targets
- Social Metrics:
  - Workplace Health and Safety
  - Labour rights compliance and community development initiatives.
- Governance Metrics:
  - ESG oversight via dedicated Committee structures.
  - Anti-corruption and transparency frameworks.

Targets include:

- Optimisation of water resource usage.
- Transition to renewable energy.
- The development of Climate-resilient infrastructure if needed. Progress against these targets is monitored through internal reporting and Board-level ESG reviews.