GRENREAL PROPERTY CORPORATION LIMITED

CONDENSED STATEMENT OF FINANCIAL POSITION AS AT

	Unaudited 31-Mar 2025 EC$	Unaudited 31-Dec 2024 EC$	Unaudited 31-Mar 2024 EC$
ASSETS			
Non-Current Assets			
Investment property	71,455,250	71,455,250	71,930,000
Computers and Office furniture	636,632	328,785	399,150
	-	-	-
	72,091,882	71,784,035	72,329,150
Current Assets			
Inventory	-	-	-
Receivables and prepayments	107,439	336,647	240,805
Cash and cash equivalents	1,780,378	1,499,994	1,631,409
	1,887,817	1,836,641	1,872,214
TOTAL ASSETS	**73,979,699**	**73,620,677**	**74,201,364**
SHAREHOLDERS' EQUITY AND LIABILITIES			
Preferrence Shares	2,202,289	2,202,289	2,202,289
Stated capital	25,365,000	25,365,000	25,365,000
Accumulated surplus	20,316,637	19,785,957	19,540,056
Total equity	47,883,926	47,353,246	47,107,345
Non-Current Liabilities			
Long term loan	24,746,964	24,969,531	25,593,309
Shareholders loan	-	-	
	24,746,964	24,969,531	25,593,309
Current Liabilities			
Trade and other payables	1,016,667	955,977	1,109,126
Amount due to related party	332,142	341,922	391,584
Short-term borrowings	-	-	-
	1,348,809	1,297,900	1,500,710
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	**73,979,699**	**73,620,677**	**74,201,364**
	-	-	-

GRENREAL PROPERTY CORPORATION LIMITED

CONDENSED STATEMENT OF COMPREHENSIVE INCOME AND EXPENDITURE

	Unaudited Quarter Ended 31-Mar 2025 EC$	Unaudited Quarter Ended 31-Mar 2024 EC$	Unaudited Three Months Ended 31-Mar 2025 EC$	Unaudited Three Months Ended 31-Mar 2024 EC$
INCOME				
Net Rental Income - Retail Units + Kiosks	1,418,969	1,370,791	1,418,969	1,370,791
Service Re-charge	65,118	63,535	65,118	63,535
Parking	49,496	48,140	49,496	48,140
Other Income	78,087	50,326	78,087	50,326
	1,611,670	1,532,792	1,611,670	1,532,792
Net gain from fair value on investment property	-	-	-	-
	1,611,670	1,532,792	1,611,670	1,532,792
EXPENSES				
Operational expenses				
Staff Cost	1,385	1,520	1,385	1,520
Training Cost	5,570.00	-	5,570	-
Insurance	99,802	93,373	99,802	93,373
Security	84,852	96,882	84,852	96,882
Janitorial Services	50,605	50,410	50,605	50,410
Marketing and Public Relations	36,758	48,528	36,758	48,528
Utilities	124,260	91,953	124,260	91,953
Property Management / Salaries	129,075	125,775	129,075	125,775
Parking Lot	13,298	12,381	13,298	12,381
Public Washrooms	-		-	-
Maintenance and other costs	65,340	60,326	65,340	60,326
Office Supplies	16,000	6,488	16,000	6,488
Transportation	4,000	1,310.00	4,000	1,310
	630,943	588,946	630,943	588,946
General expenses				
Service Charge MPMC	14,616	14,616	14,616	14,616
Office Rent	25,311	25,311	25,311	25,311
Auditor Fees	3,000	3,000	3,000	3,000
Subscription ECCSR	4,623	4,623	4,623	4,623
Banking Fees	1,783	2,611	1,783	2,611
Legal Fees (Corporate)	1,115	-	1,115	-
Directors Fees	19,500	26,000	19,500	26,000
Corporate Management Fee	-	-	-	-
Director's Liability Insurance	3,900	3,900	3,900	3,900
Professional Fees	13,750	13,750	13,750	13,750
	87,598	93,811	87,598	93,811
Total operational and general expenses	718,541	682,757	718,541	682,757
Operating Income before interest and depreciation	893,129	850,035	893,129	850,035
Deduct:Depreciation	11,000	11,000	11,000	11,000
Bad Debt	-	-	-	-
Bank Interest	347,433	356,920	347,433	356,920
Interest and fines waived	-	-	-	-
Provision for Income and Stamp Tax	-	75,000	-	75,000
Shareholder Loan Interest	4,016	5,157	4,016	5,157
Finance Income	-	-	-	-
	362,449	448,077	362,449	448,077
Profit for the year	530,680	401,958	530,680	401,958

NOTE:

Issued Shares as per 30 June 2008 7,662,598

GRENREAL PROPERTY CORPORATION LIMITED

CONDENSED STATEMENT OF CASH FLOWS

	Unaudited Quarter Ended		Unaudited Three Months Ended	
	31-Mar 2025 EC$	31-Mar 2024 EC$	31-Mar 2025 EC$	31-Mar 2024 EC$
Cash Flow from Operating Activities				
Profit for the period	530,680	401,958	530,680	401,958
Adjustments for:				
Depreciation	11,000	11,000	11,000	11,000
Operating Cash Flow before working capital changes	541,680	412,958	541,680	412,958
Inventory	-	-	-	-
Accounts receivable and prepayments	229,208	209,041	229,208	209,041
Accounts payable and accrued expenses	60,690	128,900	60,690	128,900
Amount due to related parties	(9,781)	(78,676)	(9,781)	(78,676)
Proposed building improvements	-	-	-	
Net Cash from Operating Activities	821,798	672,222	821,798	672,222
Cash Flow from Investing Activities				
Additions to Investment property	-	-	-	-
Purchase of vehicle	-	-	-	-
Purchase of equipment	(318,846)	(269,428)	(318,846)	(269,428)
Net Cash from Investing Activities	(318,846)	(269,428)	(318,846)	(269,428)
Cash Flow from Financing Activities				
Net proceeds from long term borrowings	(222,567)	(213,080)	(222,567)	(213,080)
Shareholders' Loan	-	-	-	-
Net Cash from Financing Activities	(222,567)	(213,080)	(222,567)	(213,080)
Net Change in Cash and Cash Equivalents	280,384	189,714	280,384	189,714
Cash and Cash Equivalents - Beginning of Period	1,499,994	1,441,695	1,499,994	1,441,695
Cash and Cash Equivalents - End of Period	1,780,378	1,631,409	1,780,378	1,631,409
	0	-		