

Schedule 2
FORM ECSRC – OR

(Select One)

QUARTERLY FINANCIAL REPORT for the period ended March 31, 2016
Pursuant to Section 98(2) of the Securities Act, 2001

OR

TRANSITION REPORT

for the transition period from _____ to _____
Pursuant to Section 98(2) of the Securities Act, 2001
(Applicable where there is a change in reporting issuer's financial year)

Issuer Registration Number: 345640

Grenreal Property Corporation Limited

(Exact name of reporting issuer as specified in its charter)

Grenada, W.I.

(Territory or jurisdiction of incorporation)

Melville Street, P.O. Box 1950, St. George's, Grenada, W.I

(Address of principal executive Offices)

(Reporting issuer's:

Telephone number (including area code): + 1 473 435 8372

Fax number: + 1 473 435 8373

Email address: info@grenreal.com

Not applicable

(Former name, former address and former financial year, if changed since last report)

(Provide information stipulated in paragraphs 1 to 8 hereunder)

Indicate the number of outstanding shares of each of the reporting issuer's classes of common stock, as of the date of completion of this report. _____

CLASS	NUMBER
Ordinary Shares	7,662,598

SIGNATURES

A Director, the Chief Executive Officer and Chief Financial Officer of the company shall sign this Annual Report on behalf of the company. By so doing each certifies that he has made diligent efforts to verify the material accuracy and completeness of the information herein contained.

The Chief Financial Officer by signing this form is hereby certifying that the financial statements submitted fairly state the company's financial position and results of operations, or receipts and disbursements, as of the dates and period(s) indicated. The Chief Financial Officer further certifies that all financial statements submitted herewith are prepared in accordance with International Accounting Standards consistently applied (except as stated in the notes thereto) and (with respect to year-end figures) including all adjustments necessary for fair presentation under the circumstances.

Name of Chief Executive Officer:

Linus Spencer Thomas

Signature

30/05/2016

Date

Name of Director:

RONALD L. HUGHES

Signature

30/05/2016

Date

Name of Chief Financial Officer:

Sukru Evregun

Signature

May 16, 2016

Date

INFORMATION TO BE INCLUDED IN FORM ECSRC-OR

1. **Financial Statements**

Provide Financial Statements for the period being reported in accordance with International Accounting Standards. The format of the financial statements should be similar to those provided with the registration statement. Include the following:

- (a) Condensed Balance Sheet as of the end of the most recent financial year and just concluded reporting period.
- (b) Condensed Statement of Income for the just concluded reporting period and the corresponding period in the previous financial year along with interim three, six and nine months of the current financial year and corresponding period in the previous financial year.
- (c) Condensed Statement of Cash Flows for the just concluded reporting period and the corresponding period in the previous financial year along with the interim three, six and nine months of the current financial year and the corresponding period in the previous financial year.
- (d) By way of *Notes to Condensed Financial Statements*, provide explanation of items in the financial statements and indicate any deviations from generally accepted accounting practices.

2. **Management's Discussion and Analysis of Financial Condition and Results of Operation.**

Discuss the reporting issuer's financial condition covering aspects such as liquidity, capital resources, changes in financial condition and results of operations during the reporting period. Discussions of liquidity and capital resources may be combined whenever the two topics are interrelated. Discussion of material changes should be from the end of the preceding financial year to the date of the most recent interim report.

The Management's Discussion and Analysis should disclose sufficient information to enable investors to judge:

1. The quality of earnings;
2. The likelihood that past performance is indicative of future performance; and
3. The issuer's general financial condition and outlook.

It should disclose information over and above that which is provided in the management accounts and should not be merely a description of the movements in the financial statements in narrative form or an otherwise uninformative series of technical responses. It should provide management's perspective of the company that enables investors to view the business from the vantage point of management.

The discussion should focus on aspects such as liquidity; capital resources; changes in financial condition; results of operations; material trends and uncertainties and measures

taken or to be taken to address unfavourable trends; key performance indicators; and non-financial indicators.

General Discussion and Analysis of Financial Condition

In the first quarter of 2016 there as no additional growth in rental income EC\$1.04 million compared to EC\$ 1 million in the first quarter of 2015. Total income including service recharge, parking and other income improved minimally to EC\$ 1.19 million from 2015 (EC \$1.15 million). To maintain the size of the tenant pool the company continues to grant subsidized rental rates to prevent adverse changes in the occupancy level.

Operational expenses EC\$0.44 million (quarter 1 of 2015 EC\$0.38 million) a 16% increase. The costs were expected to be higher in particular maintenance as additional costs are required for the general upkeep of an aging property. Whereas general expenses decreased by 35% to EC\$0.075 million (EC\$0.118 million), reflective of the benefits achieve from refinancing as the majority of 2015 costs related to high bank professional fees.

Interest costs totaling EC\$ 0.45 million were significantly lower than quarter 1 of 2015 (EC\$ 0.71 million) signaling lower financing burden on the company. A gain of EC\$0.21 was achieved compared to the loss of (EC\$0.056). Management continues to focus on cost minimization and sustaining the occupancy level to ensure results achieve meet current expectations given the present economic constraints.

Liquidity and Capital Resources

Provide a narrative explanation of the following (but not limited to):

- i) The reporting issuer's financial condition covering aspects such as liquidity, capital resources, changes in financial condition and results of operations.
- ii) Any known trends, demands, commitments, events or uncertainties that will result in, or that are reasonably likely to result in, the issuer's liquidity increasing or decreasing in any material way. If a deficiency is identified, indicate the course of action that the reporting issuer has taken or proposes to take to remedy the deficiency.
- iii) The issuer's internal and external sources of liquidity and any material unused sources of liquid assets.
- iv) Provisions contained in financial guarantees or commitments, debt or lease agreements or other arrangements that could trigger a requirement for an early payment, additional collateral support, changes in terms, acceleration of maturity, or the creation of an additional financial obligation such as adverse changes in the issuer's financial ratios, earnings, cash flows or stock price or changes in the value of underlying, linked or indexed assets.

- v) Circumstances that could impair the issuer's ability to continue to engage in transactions that have been integral to historical operations or are financially or operationally essential or that could render that activity commercially impracticable such as the inability to maintain a specified level of earnings, earnings per share, financial ratios or collateral.
- vi) Factors specific to the issuer and its markets that the issuer expects will affect its ability to raise short-term and long-term financing, guarantees of debt or other commitment to third parties, and written options on non-financial assets.
- vii) The relevant maturity grouping of assets and liabilities based on the remaining period at the balance sheet date to the contractual maturity date. Commentary should provide information about effective periods and the way the risks associated with different maturity and interest profiles are managed and controlled.
- viii) The issuer's material commitments for capital expenditures as of the end of the latest fiscal period, and indicate the general purposes of such commitments and the anticipated source of funds needed to fulfil such commitments.
- ix) Any known material trends, favorable or unfavorable, in the issuer's capital resources, including any expected material changes in the mix and relative cost of capital resources, considering changes between debt, equity and any off-balance sheet financing arrangements.

Discussion of Liquidity and Capital Resources

The company main source of revenue is derived from rental income approximately 90% while 10% from other indirect services. There is a dependence on the cruise sector during the peak season and the retail sector all year round. There is an economic downturn in the local market, statistically the GDP growth trend from 2013 to 2016 has shown a continuous decline (<http://www.eccb-centralbank.org/Statistics/index.asp>). The general consumer spend rate has decreased as evidenced by the negative consumer price index (CPI -1.35 for 2015).

To improve and sustain the cash flows position apart from the benefits derived from debt restructuring in 2015 the company in the interim does not intend to increase rental rates to keep the steady stream of cash inflows.

Additionally, from 2013 to present we have gradually improved the tenancy base to ensure the retail shopping outlets are not monopolised by product based businesses and includes more service based operations. The rental arrears are more manageable in comparison to the prior years as we have improved management of the receivables. Overall a positive change in the cash flow position from EC\$0.06 million to EC\$0.19 million

Off Balance Sheet Arrangements

Provide a narrative explanation of the following (but not limited to):

- i) Disclosures concerning transactions, arrangements and other relationships with unconsolidated entities or other persons that are reasonably likely to materially affect liquidity or the availability of, or requirements for capital resources.
- ii) The extent of the issuer's reliance on off-balance sheet arrangements should be described fully and clearly where those entities provide financing, liquidity, market or credit risk support, or expose the issuer to liability that is not reflected on the face of the financial statements.
- iii) Off-balance sheet arrangements such as their business purposes and activities, their economic substance, the key terms and conditions of any commitments, the initial on-going relationship with the issuer and its affiliates and the potential risk exposures resulting from its contractual or other commitments involving the off-balance sheet arrangements.
- iv) The effects on the issuer's business and financial condition of the entity's termination if it has a finite life or it is reasonably likely that the issuer's arrangements with the entity may be discontinued in the foreseeable future.

The Company does not have any off-balance sheet arrangements.

Results of Operations

In discussing results of operations, issuers should highlight the company's products and services, facilities and future direction. There should be a discussion of operating considerations and unusual events, which have influenced results for the reporting period. Additionally, any trends or uncertainties that might materially affect operating results in the future should be discussed.

Provide a narrative explanation of the following (but not limited to):

- i) Any unusual or infrequent events or transactions or any significant economic changes that materially affected the amount of reported income from continuing operations and, in each case, the extent to which income was so affected.
- ii) Significant components of revenues or expenses that should, in the company's judgment, be described in order to understand the issuer's results of operations.
- iii) Known trends or uncertainties that have had or that the issuer reasonably expects will have a material favorable or unfavorable impact on net sales or revenues or income from continuing operations.
- iv) Known events that will cause a material change in the relationship between costs and revenues (such as price increases, costs of labour or materials), and changes in relationships should be disclosed.
- v) The extent to which material increases in net sales or revenues are attributable to increases in prices or to increases in the volume or amount of goods or services being sold or to the introduction of new products or services.
- vi) Matters that will have an impact on future operations and have not had an impact in the past.
- vii) Matters that have had an impact on reported operations and are not expected to have an impact upon future operations
- viii) Off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships that have or are reasonably likely to have a current or future effect on the registrant's financial condition, changes in financial condition, revenues or expenses, results of operations, liquidity, capital expenditures or capital resources.
- ix) Performance goals, systems and, controls.

Overview of Results of Operations

The balance sheet shows improvement due to a higher fair market valuation of its properties. The Company's Loan to Value ratio at 36% has improved due to the debt restructuring of 2015.

Trade receivables has decreased to EC\$0.40 million (EC\$ 0.54 million), trade and other payables remains unchanged at EC\$2.1 million and interest costs are lower. The overall cash position has improved and management continues to have a tight control to meet the working capital needs of the company.

3. Disclosure about Risk Factors.

Provide a discussion of the risk factors that may have an impact on the results from operations or on the financial conditions. Avoid generalised statements. Typical risk factors include untested products, cash flow and liquidity problems, dependence on a key supplier or customer, management inexperience, nature of business, absence of a trading market (specific to the securities of the reporting issuer), etc. Indicate if any risk factors have increased or decreased in the time interval between the previous and current filing.

No additional risk factors to the ones already stated in the Prospectus dated June 30, 2008 occurred.

4. Legal Proceedings.

A legal proceeding need only be reported in the ECSRC – OR filed for the period in which it first became a reportable event and in subsequent interim reports in which there have been material developments. Subsequent Form ECSRC – OR filings in the same financial year in which a legal proceeding or a material development is reported should reference any previous reports in that year. Where proceedings have been terminated during the period covered by the report, provide similar information, including the date of termination and a description of the disposition thereof with respect to the reporting issuer and its subsidiaries.

The Company is not involved in any ongoing legal proceedings other than using its legal rights to enforce compliance with the terms and conditions of the lease against a few tenants.

5. Changes in Securities and Use of Proceeds.

- (a) Where the rights of the holders of any class of registered securities have been materially modified, give the title of the class of securities involved. State briefly the general effect of such modification upon the rights of holders of such securities.

There have been no changes to number and type of securities since listing in July 2008.

(a) Where the use of proceeds of a security issue is different from that which is stated in the registration statement, provide the following:

- Offer opening date (provide explanation if different from date disclosed in the registration statement)

- Offer closing date (provide explanation if different from date disclosed in the registration statement)

- Name and address of underwriter(s)

- Amount of expenses incurred in connection with the offer _____

- Net proceeds of the issue and a schedule of its use

- Payments to associated persons and the purpose for such payments

(c) Report any working capital restrictions and other limitations upon the payment of dividends.

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6. Defaults upon Senior Securities.

- (a) If there has been any material default in the payment of principal, interest, a sinking or purchase fund instalment, or any other material default not satisfied within 30 days, with respect to any indebtedness of the reporting issuer or any of its significant subsidiaries exceeding 5 per cent of the total assets of the reporting issuer and its consolidated subsidiaries, identify the indebtedness. Indicate the nature of the default. In the case of default in the payment of principal, interest, or a sinking or purchase fund instalment, state the amount of the default and the total arrears on the date of filing this report.

The Company never had any event of default before and since listing in July 2008.

- (b) If any material arrears in the payment of dividends have occurred or if there has been any other material delinquency not satisfied within 30 days, give the title of the class and state the amount and nature of the arrears or delinquency.

Not applicable

7. Submission of Matters to a Vote of Security Holders.

If any matter was submitted to a vote of security holders through the solicitation of proxies or otherwise during the financial year covered by this report, furnish the following information:

- (a) The date of the meeting and whether it was an annual or special meeting.

No shareholder's meeting or special meeting has taken place in Q1 2016.

- (b) If the meeting involved the election of directors, the name of each director elected at the meeting and the name of each other director whose term of office as a director continued after the meeting.

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- (c) A brief description of each other matter voted upon at the meeting and a statement of the number of votes cast for or against as well as the number of abstentions as to each such matter, including a separate tabulation with respect to each nominee for office.

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- (d) A description of the terms of any settlement between the registrant and any other participant.

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- (e) Relevant details of any matter where a decision was taken otherwise than at a meeting of such security holders.

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8. Other Information.

The reporting issuer may, at its option, report under this item any information, not previously reported in a Form ECSRC – MC report (used to report material changes), with respect to which information is not otherwise called for by this form, provided that the material change occurred within seven days of the due date of the Form ECSRC-OR report. If disclosure of such information is made under this item, it need not be repeated in a Form ECSRC – MC report which would otherwise be required to be filed with respect to such information or in a subsequent Form ECSRC – OR report.

There were no material changes during the first quarter of 2016.

GRENREAL PROPERTY CORPORATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31ST MARCH 2016

	31-Mar 2016 EC\$	31-Dec 2015 EC\$	31-Mar 2015 EC\$
ASSETS			
Non-Current Assets			
Investment property	66,952,900	66,952,900	61,790,500
Computers and Office furniture	1,741	2,968	100
	-	-	-
	<u>66,954,641</u>	<u>66,955,868</u>	<u>61,790,600</u>
Current Assets			
Inventory	-	-	-
Receivables and prepayments	406,216	437,333	544,018
Cash and cash equivalents	379,021	248,305	134,283
	<u>785,237</u>	<u>685,638</u>	<u>678,301</u>
TOTAL ASSETS	<u>67,739,878</u>	<u>67,641,506</u>	<u>62,468,901</u>
SHAREHOLDERS' EQUITY AND LIABILITIES			
Stated capital	25,365,000	25,365,000	25,365,000
Accumulated surplus	12,474,515	11,999,840	(4,667,293)
Total equity	<u>37,839,515</u>	<u>37,364,840</u>	<u>20,697,707</u>
Non-Current Liabilities			
Long term loan	24,400,000	24,400,000	35,788,184
Shareholders loan	2,368,829	2,352,365	1,642,970
Current Liabilities			
Trade and other payables	2,107,025	2,241,173	2,144,657
Amount due to related party	1,024,509	1,283,128	1,126,810
Short-term borrowings	-	-	1,068,573
	<u>3,131,534</u>	<u>3,524,301</u>	<u>4,340,040</u>
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	<u>67,739,878</u>	<u>67,641,506</u>	<u>62,468,901</u>
	-	-	-

GRENREAL PROPERTY CORPORATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME AND EXPENDITURE
FOR THE PERIOD JANUARY - MARCH 2016

INCOME	31-Mar 2016 EC\$	31-Mar 2015 EC\$
Net Rental Income - retail units + kiosks	1,041,340	1,001,198
Service re-charge	48,654	49,937
Parking	68,854	86,291
Other income	35,333	22,307
	<u>1,194,181</u>	<u>1,159,733</u>
Net gain from fair value on investment Property	-	-
	<u>1,194,181</u>	<u>1,159,733</u>
EXPENSES		
Operational expenses		
Insurance	80,726	80,726
Security	55,776	51,734
Janitorial Services	37,479	42,303
Marketing and Public Relations	4,416	15,175
Utilities	83,882	83,461
Property Management / Salaries	64,342	79,721
Parking lot	6,719	6,632
Maintenance and other costs	107,176	18,795
Office supplies	5,448	3,258
	<u>445,963</u>	<u>381,804</u>
General expenses		
Office Rent	13,311	13,311
Auditor Fees	4,500	4,500
Subscription ECCSR	4,753	5,751
Banking Fees	711	807
Legal Fees (Corporate)	-	385
Directors Fees	15,200	5,400
Corporate Management Fee	37,500	37,500
Professional Fees	-	51,015
	<u>75,975</u>	<u>118,669</u>
Total operational and general expenses	<u>521,938</u>	<u>500,473</u>
Operating Income before interest and depreciation	<u>672,243</u>	<u>659,260</u>
Deduct: Depreciation	1,227	845
Bad debt	-	-
Bank Interest	457,242	714,565
Finance Income	-	-
	<u>458,469</u>	<u>715,410</u>
Profit for the year	<u>213,774</u>	<u>(56,150)</u>

GRENREAL PROPERTY CORPORATION LIMITED
STATEMENT OF CASH FLOWS
FOR THE PERIOD MARCH 2016

	31-Mar 2016 EC\$
Cash Flow from Operating Activities	
Profit for the period	213,774
Adjustments for:	
Depreciation	1,227
Gain on Revaluation of investment property	-
Operating Cash Flow before working capital changes	<u>215,001</u>
Inventory	-
Accounts receivable and prepayments	771
Accounts payable and accrued expenses	784
Amount due to related parties	(78,713)
Proposed building improvements	-
Net Cash from Operating Activities	<u>137,843</u>
Cash Flow from Investing Activities	
Additions to Investment property	-
Purchase of vehicle	-
Purchase of Fixtures and Fittings	(38,592)
Net Cash from Investing Activities	<u>(38,592)</u>
Cash Flow from Financing Activities	
Net proceeds from long term borrowings	-
Shareholders' Loan	31,465
Net Cash from Financing Activities	<u>31,465</u>
Net Change in Cash and Cash Equivalents	<u>130,716</u>
Cash and Cash Equivalents - Beginning of Period	248,305
Cash and Cash Equivalents - End of Period	<u>379,021</u>