

**Schedule 2  
FORM ECSRC - Q**

**(Select One)**

Quarterly Report For the period ended March 31, 2012

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 446, 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

(Former name, former address and former financial year, if changed since last report)  
Not applicable

(Provide information stipulated in paragraphs 1 to 8 hereunder)

**1. Financial Statements:**

S. attached P+L and Balance Sheet.

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

**Results of Operations:**

In the first quarter of 2012 rental income decreased by 15.2% to EC\$ 1.17 million compared to EC\$ 1.38 million in first quarter of 2011. Total income incl. service recharge, parking and other income decreased to EC\$ 1.3 million (-14.5%; EC\$ 1.52 million). These declines are higher than expected and mainly caused by additional, non-budgeted discounts, which had to be given in order to keep existing tenants.

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Operational expenses with EC\$ 0.41 million were 13.3% below that of quarter 1 of 2011 (EC\$ 0.47 million) and almost in line with the budget for the period. The general expenses increased by 10.9% to EC\$ 0.12 million (EC\$ 0.11 million). The increase was primarily due to higher than banking fees.

Interest costs totaling to EC\$ 0.69 million were slightly lower than that of quarter 1, 2011 (EC\$ 0.70 million) reflecting the amortization paid over prior years.

Overall, a profit for the period of EC\$ 0.07 million was achieved, which was 68.2% below the result of the same period for 2011 (EC\$ 0.22) and 51.7% below budget Management will continue to look for ways to further reduce costs and increase revenue.

#### **Balance Sheet and Cash Flows:**

The Company's equity ratios reflect this change with equity financing of less than 50% and the Loan to Value ratio of 48.99% is close to the financial covenants agreed with the bank..

Notably trade receivables have increased to EC\$ 0.48 million, an increase of 77% over December 2011 and 38% over the same period to March 2011. There's also an increase in payables as a result of the increased receivables. The company still faces a tight cash situation. Negotiations with the bank, with regard to more favorable covenant terms, are ongoing.

#### **Off Balance Sheet Arrangements:**

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

**3. Disclosure of Risk Factor**

No additional risk factors to the ones already stated in the Prospectus dated June 30, 2008 (see attachment Risk Factors), occurred.

**4. Legal Proceedings**

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**

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

**6. Defaults upon Senior Securities**

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

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

No shareholder's meeting has taken place in Q1 2012.

**8. Other Information**

Not applicable

**9. Attachments**

- Profit and Loss Statement and Balance Sheet as per March 31, 2012

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

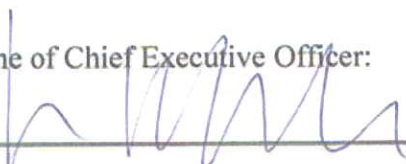
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## SIGNATURES

A Director, the Chief Executive Officer and Chief Financial Officer of the company shall sign this Quarterly 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:

  
\_\_\_\_\_

Signature

Date

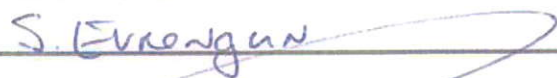
Name of Director:

  
\_\_\_\_\_

Signature

Date

Name of Chief Financial Officer:

  
\_\_\_\_\_

Signature

Date

5/6/12