INNOVATIVE PROPERTIES INC.

CONDENSED INTERIM FINANCIAL STATEMENTS

FOR THE THREE AND NINE MONTH PERIOD ENDED JULY 31, 2015

(UNAUDITED-EXPRESSED IN CANADIAN DOLLARS)

NOTICE TO THE READER

Under National Instrument 51-102, Part 4, subsection 4.3(3) (a), if an auditor has not performed a review of the interim financial statements, they must be accomplished by a notice indicating that the interim financial statements have not been reviewed by an auditor.

The accompanying unaudited condensed interim financial statements of the Company have been prepared by the Company's management, and have not been reviewed by the Company's independent auditor.

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Innovative Properties Inc.
Condensed interim statements of financial position
(Unaudited & Expressed in Canadian dollars)

	Note	July 31, 2015	October 31, 2014
ASSETS		$	$
Current assets			
Cash and cash equivalents	4	326,978	454,132
Trade receivables		418,484	405,985
Marketable securities	6	5,046,264	18,562
Loan receivable	11	78,480	-
Due from related parties	10	108,781	2,819
		5,978,987	881,498
Non-current assets			
Deferred tax asset		283,918	283,918
Equipment	7	741	1,373
TOTAL ASSETS		**6,263,646**	**1,166,789**
LIABILITIES			
Current liabilities			
Trade payables and accrued liabilities	5	28,122	70,265
Due to related parties		-	3,000
Deferred revenue		90,000	93,150
TOTAL LIABILIITES		118,122	166,415
SHAREHOLDERS' EQUITY			
Share capital	8	1,758,082	1,508,082
Reserves	9	541,896	541,896
Retained Earnings		3,845,546	(1,049,604)
TOTAL EQUITY		6,145,524	1,000,374
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		**6,263,646**	**1,166,789**

Nature of operations and going concern (Note 1)
Subsequent events (Note 13)

Approved for issuance by the Board of Directors on September 28, 2015:

"Eugene Beukman"
Director

"Gurdeep Johal"
Director

The accompanying notes are an integral part of the financial statements

Innovative Properties Inc.
Condensed interim statements of comprehensive loss
(Unaudited & Expressed in Canadian dollars)

	Note	For the Three Months Ending		For the Nine Months Ending	
	Note	July 31, 2015	July 31, 2014	July 31, 2015	July 31, 2014
		$	$	$	$
Revenue	10	328,956	227,800	978,841	458,850
Expenses					
Advertising		-	-	-	1,045
Amortization	7	211	4,372	632	13,116
Bank charges & Interest expense		88	116	571	539
Convention		-	772	-	1,087
Filing / transfer fees		4,118	(410)	70,406	10,344
Insurance		-	-	-	2,788
Management/Consulting	10	10,000	11,000	64,875	18,500
Maintenance		-	-	-	3,695
Office / Misc.		2,770	11,281	18,216	34,248
Professional fees	10	5,300	4,065	9,031	28,245
Rent	10	82,500	82,500	247,500	97,500
Salaries		57,735	35,305	161,083	127,083
Vehicle		-	4,192	6,009	12,621
		162,722	153,193	578,323	350,811
Other items					
Gain (loss) on marketable securities	6	453,474	-	4,485,917	-
Gain (loss) on foreign exchange		6,096	-	7,936	-
Other income			-	779	75
		459,570	0	4,494,632	75
Comprehensive income(loss)		625,804	74,607	4,895,150	108,115
Income (loss) per share - Basic and Diluted		0.05	0.00	0.43	0.01
Weighted average number of shares outstanding		11,414,966	15,491,474	11,414,966	15,491,474

The accompanying notes are an integral part of the financial statements

Innovative Properties Inc.
Condensed interim statement of changes in equity
(Unaudited & Expressed in Canadian dollars)

		Share capital		Reserves		
	Note	**Number of Shares**	**Share Capital**	**Options reserve**	**Warrant reserve**	**Lo res**
			$	$	$	
Balance, October 31, 2013		**6,414,966**	**1,508,082**	**102,484**	**315,908**	**1**
Comprehensive income		**-**	-	-	-	
Balance, July 31, 2014		**6,414,966**	**1,508,082**	**102,484**	**315,908**	**1**
Comprehensive income		**-**	-	-	-	
Balance, October 31, 2014		**6,414,966**	**1,508,082**	**102,484**	**315,908**	**1**
Comprehensive income		**-**	-	-	-	
Shares issued for cash		**5,000,000**	**250,000**	-	-	
Balance, July 31, 2015		**11,414,966**	**1,758,082**	**102,484**	**315,908**	**1**

October 07, 2014 share consolidation 1 for 3 – adjustments retroactive.

The accompanying notes are an integral part of the financial statements

Innovative Properties Inc.
Condensed interim statements of cash flows
(Unaudited & Expressed in Canadian dollars)

		For the Nine Months Ending	
		July 31,	July 31,
	Note	2015	2014
		$	$
Operating activities			
Net income (loss)		4,895,150	108,115
Adjustments for non-cash items:			
Amortization		632	13,116
Gain on marketable securities	6	(4,485,917)	
Changes in non-cash working capital items:			
Trade receivables		(15,649)	-
Due from related parties		(105,962)	(202,225)
Loan Receivable		-	(52,752)
Prepaid items		-	(2,865)
Trade payables and accrued liabilities		(28,969)	(30,579)
Due to related parties		-	(2,200)
GST recoverable (payable)		(16,174)	6,377
Net cash provided by (used in) operating activities		243,111	(163,013)
Investing activities			
Acquisition of equipment		0	(1,598)
Net cash flows used in investing activities		0	(1,598)
Financing activities			
Issuance of shares for cash		250,000	-
Investments		(541,785)	-
Increase of loan receivable		(78,480)	-
Net cash flows from financing activities		(370,265)	-
Increase (Decrease) in cash and cash equivalents		(127,154)	(164,611)
Cash and cash equivalents, beginning		454,132	268,926
Cash and cash equivalents, ending		326,978	104,315
Cash and equivalents			
Cash		316,978	94,315
Term deposit		10,000	10,000

The accompanying notes are an integral part of the financial statements

(Unaudited & Expressed in Canadian dollars)

1. Nature and continuance of operations

Innovative Properties Inc. (the "Company") was incorporated under the Canada Business Corporations Act on October 31, 2002. The Company's principal activity is providing property management products and services to residential and commercial property owners. As of September 03, 2014 its shares began trading on the Canadian Securities Exchange ("CSE") under the symbol "INR". As of September 5, 2014 the Company voluntarily delisted on the TSX Venture Exchange.

The head office, principal address and records office of the Company are located at 8338 – 120th Street, Surrey, British Columbia, Canada, V3W 3N4.

These financial statements have been prepared on the assumption that the Company will continue as a going concern, meaning it will continue in operation for the foreseeable future and will be able to realize assets and discharge liabilities in the ordinary course of operations. As at April 30, 2015, the Company is just able to finance its day to day activities with income generated from its commercial property management contracts. The Company's continuation as a going concern is dependent upon its ability to attain profitable operations and generate funds there from to meet current and future obligations.

	July 31, 2015	October 31, 2014
	$	$
Working capital	5,860,865	715,083

Management intends to finance operations over the next twelve months with revenue generated from its commercial property management agreements and/or private placement of common shares. Should the Company be unable to continue as a going concern, the net realizable value of its assets may be materially less than the amounts on its statement of financial position.

2. Statement of compliance

These condensed interim financial statements have been prepared using the same accounting policies and methods of computation as were applied in our most recent audited annual financial statements for the year ended October 31, 2014.

These condensed interim financial statements have been prepared in accordance with International Accounting Standards ("IAS") 34 "Interim Financial Reporting" using accounting policies consistent with the International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board ("IASB") and interpretations of the International Financial Reporting Interpretations Committee ("IFRIC").

These condensed interim financial statements do not include all of the information required of a full annual financial report and are intended to provide users with an update in relation to events and transactions that are significant to an understanding of the changes in financial position and performance of the Company since the end of the last annual reporting period. It is therefore recommended that these condensed interim financial statements be read in conjunction with the most recent audited annual financial statements of the Company for the year ended October 31, 2014.

These financial Statements were approved and authorized by the Board of Directors on September 28, 2015.

3. Basis of preparation and significant accounting standards

Basis of preparation

The financial statements of the Company have been prepared on an accrual basis and are based on historical costs, except for financial instruments measured at their fair value. The financial statements are presented in Canadian dollars unless otherwise noted.

Significant estimates and assumptions

The preparation of financial statements in accordance with IFRS requires the Company to make estimates and assumptions concerning the future. The Company's management reviews these estimates and underlying assumptions on an ongoing basis, based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Revisions to estimates are adjusted for prospectively in the period in which the estimates are revised.

Estimates and assumptions where there is significant risk of material adjustments to assets and liabilities in future accounting periods include the recoverability and measurement of deferred tax assets.

Significant judgments

The preparation of financial statements in accordance with IFRS requires the Company to make judgments, apart from those involving estimates, in applying accounting policies. The most significant judgments in applying the Company's financial statements include the assessment of the Company's ability to continue as a going concern and whether there are events or conditions that may give rise to significant uncertainty.

Loss per share

Basic loss per share is calculated by dividing the loss attributable to common shareholders by the weighted average number of common shares outstanding in the period. For all periods presented, the loss attributable to common shareholders equals the reported loss attributable to owners of the Company. Diluted loss per share is calculated using the treasury stock method. Under the treasury stock method, the weighted average number of common shares outstanding for the calculation of diluted loss per share assumes that the proceeds to be received on the exercise of dilutive share options and warrants are used to repurchase common shares at the average market price during the period.

Share-based payments

The Company operates an employee stock option plan. Share-based payments to employees are measured at the fair value of the instruments issued and amortized over the vesting periods. Share-based payments to non-employees are measured at the fair value of goods or services received or the fair value of the equity instruments issued, if it is determined the fair value of the goods or services cannot be reliably measured, and are recorded at the date the goods or services are received. The corresponding amount is recorded to the option reserve. The fair value of options is determined using the Black–Scholes Option Pricing Model. The number of shares and options expected to vest is reviewed and adjusted at the end of each reporting period such that the amount recognized for services received as consideration for the equity instruments granted shall be based on the number of equity instruments that eventually vest.

Income taxes

Income tax expense comprises current and deferred tax. Income tax is recognized in the statement of comprehensive income / (loss) except to the extent it relates to items recognized in other comprehensive income or directly in equity.

3. Significant accounting policies (continued)

Current tax
Current tax expense is based on the results for the period as adjusted for items that are not taxable or not deductible. Current tax is calculated using tax rates and laws that were enacted or substantively enacted he end of the reporting period. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. Provisions are established where appropriate on the basis of amounts expected to be paid to the tax authorities.

Amortization
Amortization is calculated on a straight-line method to write off the cost of the assets to their residual values over their estimated useful lives. The Company's equipment, which consists of office equipment and computer software. The amortization rate applicable to computer equipment and computer software is 30% and 100%, respectively.

Changes in accounting standards

"IFRS 10" - Consolidated Financial Statements, was issued in May 2011 and has superseded the consolidation requirements in "SIC-12" - Consolidation – Special Purpose Entities, and IAS 27, Consolidated and Separate Financial Statements ("IAS 27"). IFRS 10 builds on existing principles by identifying the concept of control as a determining factor in whether an entity should be included within the consolidated financial statements of the parent company. The standard also provides additional guidance to assist in the determination of control where this is difficult to assess. The Company conducted its review of its subsidiary and non-wholly owned entities and determined that the adoption of IFRS 10 did not result in any change in the consolidation status of any of its subsidiaries and investees.

"IFRS 11" - Joint Arrangements, was issued in May 2011 and has superseded "IAS 31" - Joint Ventures. IFRS 11 provides for the accounting of joint arrangements by focusing on the rights and obligations of the arrangement, rather than its legal form. The Standard also eliminates the option to account for jointly controlled entities using the proportionate consolidation method. The Company does not have any joint arrangements and therefore the adoption of IFRS 11 did not have any impact on the Company's consolidated financial statements.

"IFRS 12" - Disclosure of Interests in Other Entities, was issued in May 2011 and is a comprehensive standard on disclosure requirements for all forms of interest in other entities, including subsidiaries, joint arrangements, associates and unconsolidated structured entities. The adoption of IFRS 12 resulted in certain incremental disclosures in these consolidated financial statements.

"IFRS 13", Fair Value Measurements was issued in May 2011 and sets out, in a single IFRS, a framework for measuring fair value. IFRS 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. This definition of fair value emphasizes that fair value is a market-based measurement, not an entity specific measurement. In addition, IFRS 13 also requires specific disclosures about fair value measurement. The adoption of IFRS 13 did not result in a significant impact on these consolidated financial statements.

IAS 1 Presentation of Items of Other Comprehensive Income. The amendments to IAS 1 introduce a grouping of items presented in OCI. Items that will be reclassified to profit or loss at a future point in time have to be presented separately from items that will not be reclassified. The amendments affect the presentation only and have no impact on the Company's financial position or performance

(Unaudited & Expressed in Canadian dollars)

A number of new standards, and amendments to standards and interpretations, are not yet effective for the year ended October 31, 2014, and have not been applied in preparing these financial statements. Those that may have a significant effect on the financial statements of the Company are as follows:

IFRS 9 – Financial Instruments ("IFRS 9")

This new standard is a partial replacement of IAS 39 "Financial Instruments: Recognition and Measurement". IFRS 9 introduces new requirements for the classification and measurement of financial assets, additional changes relating to financial liabilities, a new general hedge accounting standard which will align hedge accounting more closely with risk management. The new standard also requires a single impairment method to be used, replacing the multiple impairment methods in IAS 39. IFRS 9 is effective for annual periods beginning on or after January 1, 2018 with early adoption permitted.

IFRIC 21 Levies - "IFIC 21", Levies sets out the accounting for an obligation to pay a levy that is not income tax. The interpretation addresses what the obligating event is that gives rise to pay a levy and when should a liability be recognized. The standard is effective for annual periods beginning on or after 1 January, 2014, with early application permitted. The Company is not currently subjected to significant levies and therefore expects that the impact from the adoption of the Interpretation will not be material.
Other

Other accounting standards or amendments to existing accounting standards that have been issued but have future effective dates are either not applicable or are not expected to have a significant impact on the Company's financial statements

4. Cash and cash equivalents

	July 31, 2015	**October 31, 2014**
	$	$
Cash at bank	316,978	444,132
Guaranteed investment certificates	10,000	10,000
	326,978	454,132

5. Trade payables and accrued liabilities

	July 31, 2015	**October 31, 2014**
	$	$
Trade payables	28,122	62,260
Accrued liabilities		15,580
	28,122	70,265

(Unaudited & Expressed in Canadian dollars)

6. Marketable Securities Investment

On March 11, 2015, the Company made a private placement to purchase 4,500,000 units of Ameri-Can Agri Co. Inc. at the price of $0.10. Each unit consists of one common share and one share purchase warrant.

As of July 31, 2015, the Company's marketable securities was comprised of investments in shares and share purchase warrants of Canadian public companies. Details of the investment as at July 31, 2015 and October 31, 2014 are as follows:

31-July-15	Cost	Gain(loss)	Fair value
Common Shares	$569,759	$2,000,756	$2,570,515
Warrants	$8,083	$2,467,666	$2,475,749
	$577,842	$4,468,422	$5,046,264

31-Oct-14	Cost	Gain(loss)	Fair value
Common Shares	$27,974	($13,055)	$14,919
Warrants	$8,083	($4,440)	$3,643
	$36,057	($17,495)	$18,562

7. Equipment

	Computer equipment	**Computer software**	**Total**
	$	$	$
Cost:			
At October 31, 2014	2,226	33,701	35,927
Additions	-	-	-
At July 31, 2015	2,226	33,701	35,927
Depreciation:			
At October 31, 2014	853	33,701	34,554
Change for the period	632	-	632
At July 31, 2015	1,485	33,701	35,186
Net book value:			
At October 31, 2014	1,373	nil	1,373
At July 31, 2015	741	nil	741

8. Share capital

Authorized share capital

Unlimited number of common shares without par value.

(Unaudited & Expressed in Canadian dollars)

8. Share capital (Continued)

Issued share capital

On October 7, 2014 the Company received approval from the Canadian Securities Exchange ("CSE") to consolidate its shares on the ratio of one new share for three old shares. Prior to consolidation there were 19,244,899 shares outstanding. Post consolidation there were 6,414,966 shares outstanding.

At July 31, 2015 there were 11,414,966 common shares outstanding (October 31, 2014 – 6,414,966).

Private placements

On November 20, 2014 the Company completed a non-brokered private placement at $0.05 per unit and raised a total of $250,000.00 for working capital purposes from the sale of Units.Each unit consists of one common share in the equity of the Company and one share purchase warrant. A warrant entitles the holder to purchase one additional common share of the Company at a price of $0.05 per share for a period of five years. No finder's fees were paid for this financing.

Stock options

The Company has a stock option plan whereby the Company may from time to time in accordance with the Exchange requirements grant to directors, officers, employees and consultants options to purchase common shares of the Company provided that the number of options granted, including all options granted by the Company to date, does not exceed 20% of the Company's common shares issued and outstanding at the time of granting stock options. Options may be exercised no later than 90 days following cessation of the optionee's position with the Company or 30 days following cessation of an optionee conducting investor relations activities' position.

There were no options outstanding as at July 31, 2015 and October 31, 2014.

Warrants

	July 31, 2015		October 31, 2014	
	Number of warrants	**Weighted average exercise price**	**Number of warrants**	**Weighted average exercise price**
		$		$
Warrants outstanding, beginning	3,333,333	0.24	5,294,118	0.27
Warrants issued	5,000,000	0.05	-	-
Warrants expired		-	(1,960,784)	
Warrants outstanding, ending	8,333,333	0.13	3,333,333	0.24

9. Reserves

Option reserve

The option reserve records items recognized as stock-based compensation expense until such time that the stock options are exercised, at which time the corresponding amount will be transferred to share capital. If the options expire unexercised, the amount recorded will remain in the account.

(Unaudited & Expressed in Canadian dollars)

9. Reserves (Continued)

Warrant reserve

The warrant reserve records the fair value of warrants issued until such time that the warrants are exercised, at which time the corresponding amount will be transferred to share capital. If the warrants expire unexercised, the amount recorded will remain in the account.

Loan reserve

Recorded in the loan reserve is the equity portion of convertible debentures issued in 2010.

10. Related party transactions

As at July 31, 2015, the Company was owed $108,781 (April 30, 2014- $Nil) from companies with former common directors or CEO. $18,356 is unsecured, is payable on demand and which accrues interest at 12% per annum. $90,425 is unsecured, is non- interest bearing and has no fixed terms of repayment.

On November 21, 2014, the Company acquired of 1,000,000 units of Bard Ventures Ltd. ("Bard") with common director at $0.05 per unit for a payment of $50,000. Each unit consists of one common share in the capital of Bard and one common share pursuant warrant. Each warrant will entitle the Company to purchase one warrant share for a period of 5 years at a price of $0.05 per share.

On July 31, 2015, the Company was due $418,075 (April 30, 2014- $154,794) of trade receivables from companies controlled by a relatives of the former directors or CEO,

The Company incurred the following transactions with companies with common directors and companies controlled by relatives of the former CEO and the current CFO:

	July 31,2015	**July 31,2014**
	$	$
Management/consulting fees	35,000	18,500
Accounting Fee	12,500	15,000
Rent	247,500	97,500
Revenue	978,841	458,850
	1,261,341	574,850

11. Loan receivable

On December 16, 2014, the Company has loan USD $60,000 (CAD $78,480 as at July 31, 2015) to Medusa Scientific, an arm's length private company incorporated in the U.S.A., with an annual interest rate of 10%.

12. Income Tax

The Company has non-capital losses of approximately $1,029,800. The expiration of these losses will occur as follows:

(Unaudited & Expressed in Canadian dollars)

Year	Amount $
2026	220,000
2028	203,357
2029	227,033
2030	305,421
2031	72,000
2032	2,000
Total	1,029,800

13. Financial risk management and capital management

The Company is exposed in varying degrees to a variety of financial instrument related risks. The Board of Directors approves and monitors the risk management processes, inclusive of documented investment policies, counterparty limits, and controlling and reporting structures. The type of risk exposure and the way in which such exposure is managed is provided as follows:

Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The Company's primary exposure to credit risk is on its cash held in bank accounts and its trade receivables. Cash is deposited in bank accounts held with major banks in Canada. As most of the Company's cash is held by one bank there is a concentration of credit risk. This risk is managed by using major banks that are high credit quality financial institutions as determined by rating agencies.

Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company has a planning and budgeting process in place to help determine the funds required to support the Company's normal operating requirements on an ongoing basis. The Company ensures that there are sufficient funds to meet its short-term business requirements, taking into account its anticipated cash flows from operations and its holdings of cash.

Historically, the Company's sole source of funding has been the issuance of equity securities for cash, primarily through private placements. The Company's access to financing is always uncertain. There can be no assurance of continued access to significant equity funding.

Foreign exchange risk

Foreign currency risk is the risk that the fair values of future cash flows of a financial instrument will fluctuate because they are denominated in currencies that differ from the respective functional currency. The Company is not exposed to foreign exchange risk.

Interest rate risk

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to interest rate risk is minimal.

Capital management

The Company's policy is to maintain a strong capital base so as to maintain investor and creditor confidence and to sustain future development of the business. The capital structure of the Company consists of equity, comprising share capital, net of accumulated deficit.

There were no changes in the Company's approach to capital management during the year. The Company is not subject to any externally imposed capital requirements.

(Unaudited & Expressed in Canadian dollars)

13. Financial risk management (Continued)

Classification of financial instruments

Financial assets included in the statement of financial position are as follows:

	July, 2015	**October 31, 2014**
	$	$
Cash and cash equivalents	326,978	454,132
Loans and receivables:		
Trade receivables	418,484	405,985
Marketable securities	5,046,264	18,562
Loan receivables	78,480	-
Due from related parties	108,781	2,819
	5,978,987	881,498

Financial liabilities included in the statement of financial position are as follows:

	July 31, 2015	**October 31, 2014**
	$	$
Trade payables	28,122	70,265
Due to related parties	-	3,000
	28,122	73,265

Fair value

The fair value of the Company's financial assets and liabilities approximates the carrying amount. Financial instruments measured at fair value are classified into one of three levels in the fair value hierarchy according to the relative reliability of the inputs used to estimate the fair values. The three levels of the fair value hierarchy are:

Level 1 – Unadjusted quoted prices in active markets for identical assets or liabilities;

Level 2 – Inputs other than quoted prices that are observable for the asset or liability either directly or indirectly; and

Level 3 – Inputs that are not based on observable market data.

	As at July 31, 2015		
	Level 1	Level 2	Level 3
	$	$	$
Cash and cash equivalents	326,978	-	-
Trade receivables	-	-	418,484
Marketable securities	2,570,515	-	2,475,749

	As at October 31, 2014		
	Level 1	Level 2	Level 3
	$	$	$
Cash and cash equivalents	454,132	-	-
Trade receivables	-	-	265,285
Marketable securities	14,920	-	3,642