# INNOVATIVE PROPERTIES INC. CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTH PERIOD ENDED JANUARY 31, 2016 (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 has not been reviewed by the Company's independent auditor.

		January 31,	October 31,
As at	Note	2016	2015
ASSETS		\$	\$
Current assets			
Cash and cash equivalents	4	58,372	305,606
Marketable securities	5	1,044,381	927,015
Prepaid expenses		1,050	1,050
Loan receivable from related parties	7	33,350	31,900
Other receivables		3,822	1,530
Trade receivables due from related parties	7	538,898	349,333
		1,679,873	1,616,434
Non-current assets			
Deferred tax asset		160,145	160,145
Equipment	8	466	530
TOTAL ASSETS		1,840,484	1,777,109
LIABILITIES			
Current liabilities			
Trade payables and accrued liabilities	9	31,999	43,460
Deferred revenue	10	45,000	45,000
TOTAL LIABILIITES		76,999	88,460
SHAREHOLDERS' EQUITY			
Share capital	11	1,758,082	1,758,082
Reserves	12	541,896	541,896
Deficit		(536,493)	(611,329)
TOTAL EQUITY		1,763,485	1,688,649
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		1,840,484	1,777,109

Nature of operations and going concern (Note 1)

Approved for issuance by the Board of Directors on March 30, 2016:

"Gurpeet Gill""Parmjeet Johal"DirectorDirector

The accompanying notes are an integral part of the financial statements

Innovative Properties Inc.
Condensed interim statements of comprehensive loss
For the three months ended January 31, 2016 and 2015
(Unaudited & Expressed in Canadian dollars)

	For the Three Months Ending			
	Note	January 31,	January 31,	
		2016	2015	
Revenue	10	285,150	135,473	
Expenses				
Amortization	7	65	209	
Bank charges & Interest expense		43	218	
Filing / transfer fees		2,473	49,456	
Management/Consulting	10	1,000	45,875	
Office / Misc.		2,624	5,304	
Professional fees	10	3,000	7,371	
Rent	10	82,500	82,500	
Salaries		68,654	49,460	
Vehicle		-	3,762	
		160,359	244,155	
Other items				
Gain (Loss) on marketable securities	6	(50,525)	(15,430)	
Gain (Loss) on foreign exchange		-	5,722	
Other income		563	80	
		(49,962)	(9,628)	
Net Income (Loss)		74,829	(118,310)	
Comprehensive income(loss)		74,829	(118,310)	
Income (loss) per share - Basic and Diluted		0.01	(0.01)	
Weighted average number of shares outstanding		11,414,966	11,141,011	

Innovative Properties Inc.
Condensed interim statement of changes in equity
For the three months ended January 31, 2016 and 2015
(Unaudited & Expressed in Canadian dollars)

			ital		Reserves	
	Note	Number of Shares	Share Capital	Options reserve	Warrant reserve	] re
			\$	\$	\$	
Balance, October 31, 2014		6,414,966	1,508,082	102,484	315,908	
Comprehensive income		-	-	-	-	
Shares issued for cash		5,000,000	250,000	-	-	
Balance, January 31, 2015		11,414,966	1,758,082	102,484	315,908	
Comprehensive income Balance, October 31,		-	-	-	-	
2015		11,414,966	1,758,082	102,484	315,908	
Comprehensive income		-	-	-	-	
Balance, January 31, 2016		11,414,966	1,758,082	102,484	315,908	

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
For the three months ended January 31, 2016 and 2015
(Unaudited & Expressed in Canadian dollars)

	For the Three Mon			onths Ending
		January 31,		January 31,
	Note	2016		2015
Operating activities				
Net income (loss)	\$	74,829	\$	(118,310)
Adjustments for non-cash items:				
Amortization		65		261
(Gain) Loss on marketable securities	6	56,839		
Accrued interest income		(563)		-
Changes in non-cash working capital items:				
Other receivable		(2,292)		-
Trade receivables due from related parties		(189,565)		144,916
Prepaid expenses		-		(97,398)
Trade payables and accrued liabilities		(11,461)		(16,861)
Due to related parties		-		(2,200)
Net cash provided by (used in) operating activities		(72,150)		(89,592)
Investing activities				
Acquisition of equipment		-		(52)
Purchase of marketable securities		(173,633)		(34,357)
Net cash flows used in investing activities		(173,633)		(34,409)
Financing activities				
Issuance of shares for cash		-		250,000
Loan issued to related parties		(1,451)		(136,266)
Net cash flows from financing activities		(1,451)		113,734
Increase (Degreese) in each and each equivalents		(247.224)		(10.267)
Increase (Decrease) in cash and cash equivalents Cash and cash equivalents, beginning		(247,234) 305,606		(10,267) 454,132
Cash and cash equivalents, ending		58,372		443,865
Cash and equivalents				
Cash		48,322		443,865
Term deposit		10,050		10,000
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The accompanying notes are an integral part of the financial statements

## 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 the management of commercial real estate. As of September 02, 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 January 31, 2016, 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.

	January 31, 2016	October 31, 2015
Working capital	1,602,874	846,983

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, 2015.

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, 2015.

These financial Statements were approved and authorized by the Board of Directors on March 30, 2016.

## 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.

## Revenue recognition

Revenue consists of service revenue generated from management and consulting services. Revenue is recognized when services have been delivered, the amount can be measured reliably, collection is probable and cost incurred or to incur can be measured reliably.

#### 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.

## 3. Significant accounting policies (continued)

#### Warrants

Proceeds from issuances by the Company of units consisting of shares and warrants are allocated based on the residual method, whereby the carrying amount of the warrants is determined based on any difference between gross proceeds and the estimated fair market value of the shares. If the proceeds from the offering are less than or equal to the estimated fair market value of shares issued, no value is assigned to the warrants.

#### 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.

#### 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.

## 3. Significant accounting policies (continued)

"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

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

	<b>January 31, 2016</b>	October 31, 2015
	\$	\$
Cash at bank	48,322	295,568
Guaranteed investment certificates	10,050	10,038
	58,372	305,606

#### 5. Marketable Securities

As at January 31, 2016 and October 31, 2015, the Company's marketable securities were comprised of investments in shares and share purchase warrants.

January 31,		Accumulated fair	
2016	Cost	value adjustment	Fair value
	\$	\$	\$
Common Shares	743,392	(100,512)	642,880
Warrants	8,083	393,418	401,501
	751,475	292,906	1,044,381

October 31, 2015	Cost	Accumulated fair value adjustment	Fair value
	\$	\$	\$
Common Shares	569,759	(52,249)	517,510
Warrants	8,083	401,422	409,505
	577,842	349,173	927,015

The fair value of the warrants was determined using the Black-Scholes option pricing model using the following weighted average assumptions:

	October 31, 2015
Expected life of warrants	4.25 years
Annualized volatility	181%
Risk-free interest rate	0.75%
Dividend rate	0%

The fair value of certain shares were determined using level 3 inputs, which was their cost price, since they were not considered to be trading in an active market (Note 14).

During the year ended October 31, 2015 the Company purchased 1,000,000 units issued by a Canadian public company that shares a common director at \$10,000 (Note 7). As at January 31, 2016, the fair value of this investment was \$17,339 with \$10,000 allocated to shares and \$7,339 allocated to the warrants.

## 6. Loan receivable

On December 16, 2014, the Company has loan USD \$60,000 to Medusa Scientific with an annual interest rate of 10%, due on June 15, 2015. This loan was written off during the year ended October 31, 2015 as it is in default and collectability cannot be reasonably assured.

## 7. Related party transactions

## Related party balances

The following amounts due from related parties, earned from revenues, are included in trade payables due from related parties:

	January 31, 2016	October 31, 2015
	\$	\$
Companies with parties having significant influence over the		
Company	538,898	349,333

As at January 31, 2016, the Company had \$33,350 (January 31, 2015- \$19,206) loans receivable due from the companies with common directors, common management, or companies with parties containing significant influence over the Company.

These amounts due from related parties are unsecured, non-interest bearing and have no fixed terms of repayment.

## Related party transactions

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

	January 31, 2016	January 31,2015
	\$	\$
Management and consulting fees	1,000	16,000
Accounting fees included in professional fees	3,000	4,000
Rent	82,500	82,500
Revenue	246,000	135,473
	332,500	237,973

# 8. Equipment

	Computer equipment	Computer software	Total
	\$	\$	\$
Cost:			
At October 31, 2015	2,226	33,701	35,927
Additions	-	-	-
At January 31, 2016	2,226	33,701	35,927
Depreciation:			
At October 31, 2015	1,696	33,701	35,398
Change for the period	65	-	-
At January 31, 2016	1,761	33,701	35,463
Net book value:			
At October 31, 2015	530	nil	530
At January 31, 2016	466	nil	466

# 9. Trade payables and accrued liabilities

	January 31, 2016	October 31, 2015
	\$	\$
Trade payables	8,248	6,168
Payroll liabilities	970	20,329
GST payable	7,781	1,963
Accrued liabilities	15,000	15,000
	31,999	43,460

#### 10. Deferred revenue

As at January 31, 2016, the Company had \$45,000 (2015-\$93,150) in deferred revenue which was customer deposit paid by a company for consulting services to be provided to parties who have significant influence over the Company.

## 11. Share capital

#### Authorized share capital

Unlimited number of common shares without par value.

#### 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 6,414,965 shares outstanding.

At January 31, 2016 there were 11,414,965 common shares outstanding (October 31, 2015 – 11,414,965).

#### Private placements

On November 20, 2014 the Company completed a non-brokered private placement at \$0.05 per unit for the issuance of 5,000,000 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 January 31, 2016 and October 31, 2015.

## 11. Share Capital (continued)

#### Warrants

	January31, 2016		October 31, 2015	
	Number of warrants	Weighted average exercise price	Number of warrants	Weighted average exercise price
		\$		\$
Warrants outstanding, beginning	5,000,000	0.05	-	-
Warrants issued	-	-	5,000,000	0.05
Warrants expired	-			-
Warrants outstanding, ending	5,000,000	0.05	5,000,000	0.05

The warrants outstanding expire on November 20, 2019, and have a remaining life of 3.81 years as at January 31, 2016.

#### 12. 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.

#### 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.

## 13. Income Tax

The Company has non-capital losses of approximately \$780,000, which expire between 2026 to 2032.

## 14. 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:

## 14. Financial risk management and capital management (continued)

#### 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.

## Classification of financial instruments

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

	January 31, 2016	October 31, 2015
	\$	\$
Loans and receivables:		
Cash and cash equivalents	58,372	305,606
Other receivables	3,822	1,530
Loans receivable from related parties	33,350	31,900
Trade receivables due from related parties	538,898	349,333
FVTPL:		
Marketable securities	1,044,381	927,015
	1,678,823	1,615,384

# 14. Financial risk management and capital management (continued)

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

	January 31, 2016	October 31, 2015
	\$	\$
Trade payables	8,248	6,168
Payroll liabilities	970	20,329
	9,218	29,653

#### 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.

	<b>As at January 31, 2016</b>		
	Level 1	Level 2	Level 3
	\$	\$	\$
Cash and cash equivalents	58,372	-	-
Trade receivables	-	-	538,898
Marketable securities	642,880	-	401,501

	<b>As at October 31, 2015</b>		
	Level 1	Level 2	Level 3
	\$	\$	\$
Cash and cash equivalents	305,606	-	-
Trade receivables	-	-	349,333
Marketable securities	67,160	-	859,855

#### 15. Commitments

The Company has a lease rental agreement, with a company which has parties in common that have significant influence over the Company, of \$27,500 per month, expiring April 30, 2019.