

GENCAN CAPITAL INC.

Condensed Interim Financial Statements

Nine Month Periods Ended June 30, 2016 and 2015

(Unaudited)

(Expressed in Canadian Dollars)

Notice of no auditor review

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 accompanied by a notice indicating that the financial statements have not been reviewed by an auditor. The accompanying unaudited condensed interim financial statements of the Company have been prepared by and are the responsibility of the Company's management. The Company's independent auditor has not performed a review of these condensed interim financial statements (in accordance with standards established by the Chartered Professional Accountants of Canada for a review of interim financial statements by an entity's auditor).

Gencan Capital Inc.
Condensed Interim Statements of Financial Position
As at June 30, 2016 and September 30, 2015
(Unaudited)

	June 30 2016	September 30 2015
Assets		
Current assets		
Cash	\$ 486,597	\$ 475,483
Accounts receivable	151,658	122,376
Prepaid expenses and deposits	10,822	30,899
	<u>649,077</u>	<u>628,758</u>
Equipment	2,015,856	2,097,360
Total assets	<u>\$ 2,664,933</u>	<u>\$ 2,726,118</u>
Liabilities and Shareholders' Equity		
Current liabilities		
Accounts payable and accrued liabilities	\$ 34,395	\$ 64,555
	<u>34,395</u>	<u>64,555</u>
Deferred rent	29,295	30,505
Loan payable	2,557,970	2,557,970
Deferred income taxes	11,600	19,530
	<u>2,633,260</u>	<u>2,672,560</u>
Shareholders' Equity		
Capital stock	10	10
Retained earnings	31,663	53,548
Total shareholders' equity	<u>31,673</u>	<u>53,558</u>
Total liabilities and shareholders' equity	<u>\$ 2,664,933</u>	<u>\$ 2,726,118</u>

See accompanying notes to the condensed interim financial statements

Gencan Capital Inc.

Condensed Interim Statements of Income (Loss) and Comprehensive Income (Loss)

For the nine month periods ended June 30, 2016 and 2015

(Unaudited)

	Three months ended		Nine months ended	
	June 30 2016	June 30 2015	June 30 2016	June 30 2015
Revenue				
Solar energy generation	\$ 193,934	\$ 182,959	\$ 349,304	\$ 309,197
	193,934	182,959	349,304	309,197
Expenses				
Operating costs	22,979	18,977	62,411	58,330
Administrative and general	45,232	21,471	158,395	77,288
Interest	25,509	25,526	76,809	76,210
Amortization	27,168	27,092	81,504	81,279
	120,888	93,066	379,119	293,107
Income (loss) before income taxes	73,046	89,893	(29,815)	16,090
Income taxes (recovery)				
Deferred	19,355	23,979	(7,930)	4,421
	19,355	23,979	(7,930)	4,421
Income (loss) for the period, also being comprehensive income (loss)	\$ 53,691	\$ 65,914	\$ (21,885)	\$ 11,669
Income (loss) per share				
Basic and diluted	\$ 0.00	\$ 0.00	\$ (0.00)	\$ 0.00
Weighted average number of common shares				
Basic and diluted	16,322,183	16,628,716	16,526,911	16,628,716

See accompanying notes to the condensed interim financial statements

Gencan Capital Inc.

Condensed Interim Statements of Changes in Equity (Deficiency)

For the nine month periods ended June 30, 2016 and 2015

(Unaudited)

	<i>Notes</i>	Capital Stock		Retained Earnings (Deficit)	Total Equity (Deficiency)
		Common shares			
		Number of shares	Amount		
Balance at September 30, 2014		100	\$ 10	\$ (27,571)	\$ (27,561)
Net income for the period		-	-	11,669	11,669
Balance at June 30, 2015		100	\$ 10	\$ (15,902)	\$ (15,892)
Balance at September 30, 2015		100	\$ 10	\$ 53,548	\$ 53,558
Common share split	5	16,628,616	-	-	-
Common shares cancelled	5	(536,432)	-	-	-
Net loss for the period		-	-	(21,885)	(21,885)
Balance at June 30, 2016		16,092,284	\$ 10	\$ 31,663	\$ 31,673

See accompanying notes to the condensed interim financial statements

Gencan Capital Inc.

Condensed Interim Statements of Cash Flows

For the nine month periods ended June 30, 2016 and 2015

(Unaudited)

	Nine months ended	
	June 30 2016	June 30 2015
Cash flows from operating activities		
Net income (loss) for the period	\$ (21,885)	\$ 11,669
Adjustments to reconcile net income (loss) to net cash flows:		
Amortization	81,504	81,279
Deferred income taxes expense (recovery)	(7,930)	4,421
Deferred rent	(1,210)	(1,210)
Interest expense	76,809	76,210
	127,288	172,369
Changes in non-cash components of working capital:		
Accounts receivable	(29,282)	60,310
Prepaid expenses and deposits	20,077	46,276
Accounts payable and accrued liabilities	(30,160)	(204,985)
Net cash flows from operating activities	87,923	73,970
Cash flows from financing activities		
Interest paid	(76,809)	-
Proceeds from loans payable	-	236,000
Net cash flows from (used in) financing activities	(76,809)	236,000
Net cash flows used in investing activities	-	-
Net increase in cash during the period	11,114	309,970
Cash, beginning of period	475,483	882
Cash, end of period	\$ 486,597	\$ 310,852

See accompanying notes to condensed interim financial statements

Gencan Capital Inc.

Notes to the Condensed Interim Financial Statements For the nine month periods ended June 30, 2016 and 2015 (Unaudited)

1. NATURE OF OPERATIONS

Nature of operations

Gencan Capital Inc. (“the Company”) is a Canadian company and the holder of a Solar Energy Feed-In Tariff Program Contract with an interest in solar energy generation equipment located in Ontario, Canada. The Company was incorporated on October 31, 2013 and has its registered office address at 106 Avenue Road, Toronto, Ontario, M5R 2H3.

On August 17, 2015, the Company changed its name from Genterra Energy Inc. and on October 30, 2015, pursuant to a Plan of Arrangement (announced on July 21, 2015 between the Company and Genterra Capital Inc. (“GCI”)), the Company was spun-off as a public company and its shares were listed on the Canadian Securities Exchange under the symbol “GCA”. GCI currently retains a 78% controlling interest in the Company.

2. STATEMENT OF COMPLIANCE AND BASIS OF PREPARATION

(a) Statement of compliance

These condensed interim financial statements have been prepared in accordance with International Accounting Standards 34, Interim Financial Reporting, as issued by the International Accounting Standards Board (“IASB”). These statements do not include all of the information required for full annual financial statements and should be read in conjunction with the Company’s annual audited financial statements for the fiscal year ended September 30, 2015, which have been prepared in accordance with International Financial Reporting Standards (“IFRS”) as issued by the IASB.

These condensed interim financial statements were authorized for issue by the Board of Directors on August 18, 2016.

The policies applied in these condensed interim financial statements are based on IFRS issued and outstanding as of the date of authorization.

(b) Basis of preparation

These condensed interim financial statements are presented in Canadian dollars. The financial statements are prepared on the historical cost basis.

These condensed interim financial statements follow the same significant accounting policies and critical judgments in the application of those policies as described in the Company’s audited financial statements for the fiscal year ended September 30, 2015 and have been applied consistently in the preparation of these condensed interim financial statements.

New Accounting Standards Not Yet Effective

IFRS 9, *Financial Instruments: Classification and Measurement*, introduces new requirements for the classification and measurement of financial instruments, a single forward-looking expected loss impairment model and a substantially reformed approach to hedge accounting. IFRS 9 is effective for annual periods beginning on or after January 1, 2018, with early adoption permitted. Management has not yet considered the potential impact of the adoption of IFRS 9.

IFRS 15, *Revenue Recognition*, provides a single, comprehensive revenue recognition model for all contracts with customers. It contains a single principles based five step approach that an entity will apply to determine the measurement of revenue and timing of when it is recognized. The underlying principle is that an entity will recognize revenue to depict the transfer of goods or services to customers at an amount that the entity expects to be entitled to in exchange for those goods or services. It also contains new disclosure requirements. IFRS 15 is effective for annual periods beginning on or after January 1, 2018, with early adoption permitted. Management has not yet considered the potential impact of the adoption of IFRS 15.

Gencan Capital Inc.

Notes to the Condensed Interim Financial Statements
For the nine month periods ended June 30, 2016 and 2015
(Unaudited)

3. SIGNIFICANT ACCOUNTING ESTIMATES

The preparation of these condensed interim financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and reported amounts of expenses during the reporting period. Actual outcomes could differ from these estimates. The condensed interim financial statements include estimates which, by their nature, are uncertain. The impacts of such estimates are pervasive throughout the condensed interim financial statements, and may require accounting adjustments based on future occurrences. Revisions to accounting estimates are recognized in the period in which the estimate is revised and the revision affects both current and future periods.

Significant assumptions about the future and other sources of estimation uncertainty that management has made that could result in a material adjustment to the carrying amounts of assets and liabilities, in the event that actual results differ from assumptions made, relate to, but are not limited to, the following:

- (i) the recoverability of accounts receivable and prepayments totaling \$162,480 (September 30, 2015: \$153,275);
- (ii) the estimated useful lives of solar energy generation equipment totaling \$2,015,856 (September 30, 2015: \$2,097,360) and the related amortization for the three and nine month periods ended June 30, 2016 of \$27,168 and \$81,504 (June 30, 2015: \$27,092 and \$81,279);
- (iii) the provision for income taxes for the three and nine month periods ended June 30, 2016 of \$19,355 and recovery of \$7,930 (June 30, 2015: \$23,979 and \$4,421).

4. FAIR VALUE MEASUREMENTS AND DISCLOSURES

Fair Value Measurement

The Company does not have any financial assets or liabilities measured at fair value.

Fair Value Disclosures

Fair value represents management's estimates of the market value at a given point in time, which may not reflect fair value in the future. These calculations are subjective in nature, involve uncertainties and are a matter of judgement and therefore cannot be determined with precision.

The carrying values of the cash, accounts receivable, accounts payable and accrued liabilities approximate their respective fair values due to the short-term nature of these instruments.

The carrying value and fair value of the loan payable is as follows:

	June 30, 2016		September 30, 2015	
	Carrying value	Fair value	Carrying value	Fair value
Loan payable	\$ 2,557,970	\$ 2,628,621	\$ 2,557,970	\$ 2,633,390

The Company uses the government of Canada bond yield curve plus an adequate constant credit spread to discount the above financial instruments in order to determine fair value. The fair value of the loan payable is based upon level 2 fair value hierarchy inputs.

Gencan Capital Inc.

Notes to the Condensed Interim Financial Statements For the nine month periods ended June 30, 2016 and 2015 (Unaudited)

5. CAPITAL STOCK

On October 23, 2015, the Company split its common shares into 16,628,716 common shares.

Effective October 26, 2015, the Company and GCI completed a Plan of Arrangement whereby the GCI common shares were exchanged for cash and, subject to the number of GCI common shares held, common shares of the Company. Pursuant to the May 10, 2010 amalgamation of Genterra Inc. and Consolidated Mercantile Incorporated to form GCI, shareholders of the predecessor companies who had not exchanged their shares for shares of GCI, were entitled until May 10, 2016 to surrender their shares in exchange for cash and, subject to the number of Genterra Inc. and Consolidated Mercantile Incorporated shares held, common shares of the Company. As a result, on May 10, 2016 the Company cancelled 536,432 common shares representing pre-amalgamation shares of GCI which were not surrendered for exchange.

As of May 10, 2016, the Company has 16,092,284 outstanding common shares.

6. RELATED PARTY TRANSACTIONS

Related parties include the Board of Directors, Officers of the Company, close family members and enterprises which are controlled by these individuals as well as certain persons performing similar functions.

The Company entered into transactions and had outstanding balances with various companies related by virtue of common ownership and management. These transactions were in the normal course of operations and were measured at the amount of consideration established and agreed to by the related parties.

Significant related party transactions for the nine months ended June 30, 2016 and 2015 and balances as of June 30, 2016 and September 30, 2015 not disclosed elsewhere in these condensed interim financial statements are as follows:

The Company's solar energy generation project is located on the roof of a property owned by GCI. The roof is being rented by the Company from GCI for \$52,813 per annum ending in August 2034. The Company has entered into an agreement with Highroad Estates Inc. ("Highroad"), a company of which certain directors and officers are also directors and officers of the Company, to manage this operation for \$60,000 per annum.

In addition, the Company has entered into an administrative services agreement with GCI for \$6,000 per annum.

Under the above agreements, management fees of \$45,000 (2015: \$45,000) were charged by and paid to Highroad and rent of \$39,610 (2015: \$39,610) and administrative services fees of \$4,500 (2015: \$4,500) were charged by and paid to GCI.

Director's fees of \$37,500 (2015: \$Nil) were paid to independent directors.

Loan payable at June 30, 2016 of \$2,557,970 (September 30, 2015: \$2,557,970) is due to GCI on August 1, 2019 and bears interest at 4% per annum. During the nine months ended June 30, 2016, \$76,809 (2015: \$76,210) of interest was charged under this loan and no amount of interest payable is outstanding as at June 30, 2016.

The Company did not directly pay any remuneration to key management (other than to independent directors as noted above) for the nine months ended June 30, 2016 or 2015. Key management remuneration (other than director's fees) is included in the above management and administration fees.