



(FORMERLY GREENSCAPE CAPITAL GROUP INC.)

**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
(Unaudited)**

FOR THE PERIOD ENDED JULY 31, 2013

Notice of Non-review of Interim Financial Statements

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

The accompanying unaudited condensed consolidated 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 consolidated interim financial statements in accordance with standards established by the Canadian Institute of Chartered Accountants for a review of condensed consolidated interim financial statements by an entity's auditor.

PARKIT ENTERPRISE INC.
(FORMERLY GREENSCAPE CAPITAL GROUP INC.)
CONDENSED CONSOLIDATED INTERIM BALANCE SHEETS
(Expressed in Canadian Dollars)
(Unaudited)
AS AT

	July 31, 2013	October 31, 2012
ASSETS		
Current		
Cash	\$ 26,253	\$ 41,286
Restricted cash (Note 6)	1,148,374	1,381,739
Accounts receivable	156,097	59,300
Prepaid expenses and deposits	<u>193,564</u>	<u>33,485</u>
	1,524,288	1,515,810
Parking lot facility (Note 4)	<u>15,634,050</u>	<u>15,984,691</u>
	<u>\$ 17,158,338</u>	<u>\$ 17,500,501</u>
LIABILITIES AND SHAREHOLDERS' EQUITY (DEFICIENCY)		
Current		
Accounts payable and accrued liabilities	\$ 2,454,423	\$ 1,872,974
Short-term loans payable (Note 5)	1,734,267	1,394,414
Current portion of loans payable (Note 6)	15,634,050	9,253,400
Convertible debentures (Note 7)	<u>215,385</u>	<u>196,538</u>
	19,998,481	12,717,326
Loans payable (Note 6)	<u>-</u>	<u>5,862,439</u>
	19,998,481	18,579,765
Shareholders' equity (deficiency)		
Share capital (Note 8)	15,408,610	14,862,267
Subscriptions received in advance	-	52,000
Equity portion of convertible debentures	56,925	56,925
Reserves (Note 8)	3,620,302	3,620,302
Accumulated other comprehensive income	(178,567)	51,612
Non-controlling interest (Note 4)	1,111,118	1,583,821
Deficit	<u>(22,858,531)</u>	<u>(21,306,191)</u>
	<u>(2,840,143)</u>	<u>(1,079,264)</u>
	<u>\$ 17,158,338</u>	<u>\$ 17,500,501</u>

Nature of operations and going concern (Note 1)

Subsequent event (Note 16)

Approved and authorized by the Board on September 25, 2013:

"Patrick Bonney"

Director

"Richard Baxter"

Director

The accompanying notes are an integral part of these condensed consolidated interim financial statements.

PARKIT ENTERPRISE INC.
(FORMERLY GREENSCAPE CAPITAL GROUP INC.)
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF OPERATIONS
(Expressed in Canadian Dollars)
(Unaudited)
FOR THE

	Three months ended July 31, 2013	Three months ended July 31, 2012	Nine months ended July 31, 2013	Nine months ended July 31, 2012
REVENUES				
Sales	\$ 2,166,753	\$ 1,818,705	\$ 5,584,216	\$ 4,341,979
OPERATING EXPENSES				
Accretion	-	24,291	-	81,723
Advertising and promotion	65,295	59,993	195,184	138,976
Automobile and truck	198,393	193,601	568,414	532,381
Consulting fees	84,000	-	224,000	57,462
Depreciation (Note 4)	296,673	311,316	874,395	916,634
Foreign exchange	(63,878)	(11,733)	(26,038)	(55,079)
General and administrative	140,439	69,791	434,723	371,104
Insurance	50,864	52,670	149,415	145,664
Interest, bank charges and finance fees (Note 15)	1,157,653	579,159	2,283,290	1,728,063
Management fees	113,675	100,935	295,935	357,342
Professional fees	156,773	90,227	257,129	366,597
Rent	107,957	167,524	307,655	646,681
Repairs and maintenance	89,785	33,113	229,466	84,011
Salaries and wages	397,570	364,281	1,114,196	987,273
Shareholder communication	1,827	12,920	13,671	51,758
Share-based payments (Note 8)	-	202,544	-	202,544
Taxes and licenses	131,255	94,680	306,136	705,939
Travel and entertainment	6,667	5,337	30,625	53,105
	<u>(2,934,948)</u>	<u>(2,350,649)</u>	<u>(7,258,196)</u>	<u>(7,372,178)</u>
Loss from operations	(768,195)	(531,944)	(1,673,980)	(3,030,199)
Loss on disposal of investment (Note 3)	-	(418,075)	-	(418,075)
Write-off of accounts payable	-	41,489	17,483	92,484
Net loss for the period from continuing operations	(768,195)	(908,530)	(1,656,497)	(3,355,790)
Loss from discontinued operations	-	57	-	(468)
Net loss for the period	(768,195)	(908,473)	(1,656,497)	(3,356,258)
Allocation of loss to non-controlling interest	68,514	(32,915)	104,157	184,272
Loss attributable to parent	\$ (699,681)	\$ (941,388)	\$ (1,552,340)	\$ (3,171,986)
Basic and diluted loss per share	\$ (0.06)	\$ (0.16)	\$ (0.14)	\$ (0.52)
Weighted average number of common shares outstanding (basic and diluted)	11,462,382	6,043,300	11,235,438	6,043,288

The accompanying notes are an integral part of these condensed consolidated interim financial statements.

PARKIT ENTERPRISE INC.

(FORMERLY GREENSCAPE CAPITAL GROUP INC.)

CONDENSED CONSOLIDATED INTERIM STATEMENTS OF COMPREHENSIVE LOSS

(Expressed in Canadian Dollars)

(Unaudited)

FOR THE

	Three months ended July 31, 2013	Three months ended July 31, 2012	Nine months ended July 31, 2013	Nine months ended July 31, 2012
Net loss for the period	\$ (768,195)	\$ (908,473)	\$ (1,656,497)	\$ (3,356,258)
Exchange differences on translating foreign operations	<u>70,409</u>	<u>3,253</u>	<u>(230,179)</u>	<u>174,097</u>
Comprehensive loss for the period	(697,786)	(905,220)	(1,886,676)	(3,182,161)
Allocation of loss to non-controlling interest	<u>68,514</u>	<u>(33,915)</u>	<u>104,157</u>	<u>(59,975)</u>
Comprehensive loss attributable to parent	\$ (629,272)	\$ (939,135)	\$ (1,782,519)	\$ (3,122,186)

The accompanying notes are an integral part of these condensed consolidated interim financial statements.

PARKIT ENTERPRISE INC.
(FORMERLY GREENSCAPE CAPITAL GROUP INC.)
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS
(Expressed in Canadian Dollars)
(Unaudited)
FOR THE NINE MONTH PERIOD ENDED JULY 31

	2013	2012
CASH FROM OPERATING ACTIVITIES		
Loss for the period	\$ (1,552,340)	\$ (3,171,986)
Items not affecting cash:		
Depreciation	874,395	916,634
Accretion of convertible debt	-	81,723
Accrued interest and fees	750,996	1,573,777
Accrued management fees	216,775	105,784
Loss on disposition of investment	-	418,075
Write-off of accounts payable	-	(50,995)
Unrealized foreign exchange	268,552	468
Non-controlling interest's share of loss	(104,157)	(184,272)
Share-based payments	-	202,544
Changes in non-cash working capital items:		
Accounts receivable	(51,204)	3,265
Prepaid expenses and deposits	(160,079)	(26,863)
Accounts payable and accrued liabilities	364,674	(6,210)
Operating Activities – discontinued operations	-	(1,436)
Net cash provided by (used in) operating activities	607,612	(139,492)
CASH FROM INVESTING ACTIVITIES		
Parking lot facility additions, net of leasehold incentives	(149,060)	109,930
Net cash used in investing activities	(149,060)	109,930
CASH FROM FINANCING ACTIVITIES		
Private placement	457,500	285,000
Share issuance costs	(8,750)	-
Distribution to minority interest	(286,564)	-
Decrease (increase) in restricted cash	233,365	(208,237)
Repayment of convertible debentures	-	(16,125)
Interest paid	(1,180,486)	(1,075,859)
Loans, net of repayments	311,651	423,551
Net cash provided by financing activities	(473,284)	(591,670)
Change in cash during the period	(14,732)	(621,232)
Effect of change in foreign currency on cash	(301)	-
Cash, beginning of period	41,286	637,517
Cash, end of period	\$ 26,253	\$ 16,285

Supplemental disclosure with respect to cash flows (Note 9)

The accompanying notes are an integral part of these condensed consolidated interim financial statements.

PARKIT ENTERPRISE INC.
(FORMERLY GREENSCAPE CAPITAL GROUP INC.)
CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY
(Expressed in Canadian Dollars)
(Unaudited)

	<u>Share capital</u>				Subscriptions Received in Advance	Equity Portion of Convertible Debentures	Accumulated Other Comprehensive income	Non- controlling Interest	Total
	Number	Amount	Reserves	Deficit					
Balance, October 31, 2011	6,024,403	\$ 12,688,922	\$ 3,476,924	\$ (17,841,224)	\$ -	\$ 179,773	\$ (160,219)	\$ 1,658,873	\$ 3,049
Shares for debt settlement	18,897	28,345	-	-	-	-	-	-	28,345
Share-based payments	-	-	202,544	-	-	-	-	-	202,544
Cumulative translation adjustment	-	-	-	-	-	-	37,734	9,199	46,933
Loss for the period	-	-	-	(3,171,986)	-	-	-	(183,804)	(3,355,790)
Balance, July 31, 2012	6,043,300	12,717,267	3,679,468	(21,013,210)	-	179,773	(122,485)	1,484,268	(3,074,919)
Shares for debt settlement	4,308,896	2,145,000	-	-	-	(122,848)	-	-	2,022,152
Subscriptions received in advance	-	-	-	-	52,000	-	-	-	52,000
Share-based payments	-	-	(59,166)	-	-	-	-	-	(59,166)
Cumulative translation adjustment	-	-	-	-	-	-	174,097	40,046	214,143
Loss for the period	-	-	-	(292,981)	-	-	-	59,507	(233,474)
Balance, October 31, 2012	10,352,196	14,862,267	3,620,302	(21,306,191)	52,000	56,925	51,612	1,583,821	(1,079,264)
Private placement	1,110,186	555,093	-	-	(52,000)	-	-	-	503,093
Share issuance costs	-	(8,750)	-	-	-	-	-	-	(8,750)
Distribution to minority interest	-	-	-	-	-	-	-	(286,564)	(286,564)
Cumulative translation adjustment	-	-	-	-	-	-	(230,179)	(81,982)	(312,161)
Loss for the period	-	-	-	(1,552,340)	-	-	-	(104,157)	(1,656,497)
Balance, July 31, 2013	11,462,382	\$ 15,408,610	\$ 3,620,302	\$ (22,858,531)	\$ -	\$ 56,925	\$ (178,567)	\$ 1,111,118	\$ (2,840,143)

The accompanying notes are an integral part of these condensed consolidated interim financial statements

PARKIT ENTERPRISE INC.

(FORMERLY GREENSCAPE CAPITAL GROUP INC.)

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

(Expressed in Canadian Dollars)

(Unaudited)

FOR THE NINE MONTHS ENDED JULY 31, 2013

1. NATURE OF OPERATIONS AND GOING CONCERN

Parkit Enterprise Inc. (formerly Greenscape Capital Group Inc.) (the “Company”) was incorporated pursuant to the *Business Corporations Act* (British Columbia) on December 6, 2006 under the name “Lela Designs Inc.”. Effective April 18, 2008, the Company reorganized its corporate structure, changed its name to “Greenscape Capital Group Inc.”, and transferred its golf apparel business to a newly incorporated subsidiary which was re-named “Lela Designs Inc.” (“Lela Designs”). On February 19, 2009, the Company incorporated Contemporary Organic Products Inc. (“COP”) and transferred its business of wholesaling and supplying wild salmon, organic crackers, and organic salts into this newly incorporated subsidiary. Effective November 4, 2009, the Company acquired Greenswitch Capital Ltd. (“Greenswitch”), an energy retrofit business. On May 4, 2010, the Company acquired 81.2% of Green Park Denver, LLC which operated Canopy Airport Parking a 4,200 space parking lot on land in close proximity to the Denver International Airport.

Subsequent to the period ended July 31, 2013, the board of directors authorized a 10-for-1 share consolidation. The number of issued and outstanding shares has been retrospectively restated for all periods presented unless otherwise stated.

The Company’s head office, principal address and registered and records office is the 1088 – 999 West Hastings Street, Vancouver, British Columbia, Canada V6C 1M3.

These unaudited condensed consolidated interim financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRS”) with the assumption that the Company will be able to realize its assets and discharge its liabilities in the normal course of business rather than through a process of forced liquidation. At July 31, 2013, the Company had not yet achieved profitable operations, with accumulated losses of \$22,858,531 since inception, and working capital deficiency of \$18,474,193. The Company’s working capital may not be sufficient to sustain operations over the next twelve months and the Company expects to incur further losses in the development of its business. While the Company has been successful in obtaining its required funding in the past, there is no assurance that such future financing will be available or be available on favourable terms. The Company’s ability to continue as a going concern is dependent upon its ability to generate future profitable operations and/or to obtain the necessary financing to meet its ongoing obligations and repay its liabilities arising from normal business operations when they come due. These material uncertainties may cast significant doubt about the Company’s ability to continue as a going concern.

2. SIGNIFICANT ACCOUNTING POLICIES

Statement of Compliance

These condensed consolidated interim financial statements, including comparatives, have been prepared in accordance with International Accounting Standards (“IAS”) 34 ‘Interim Financial Reporting’ (“IAS 34”) using accounting policies consistent with IFRS issued by the International Accounting Standards Board (“IASB”) and Interpretations of the International Financial Reporting Interpretations Committee (“IFRIC”).

Basis of measurement

The condensed consolidated interim financial statements have been prepared on a historical cost basis except for certain financial assets that are measured at fair value. All dollar amounts presented are in Canadian dollars unless otherwise specified.

Certain prior year numbers have been reclassified to conform to the current year presentation.

Basis of consolidation

These condensed consolidated interim financial statements incorporate the financial statements of the Company and its controlled subsidiaries. Control exists when the Company has the power, directly or indirectly, to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The condensed consolidated interim financial statements include the accounts of the Company and its subsidiaries. All significant intercompany transactions and balances have been eliminated.

PARKIT ENTERPRISE INC.

(FORMERLY GREENSCAPE CAPITAL GROUP INC.)

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

(Expressed in Canadian Dollars)

(Unaudited)

FOR THE NINE MONTHS ENDED JULY 31, 2013

2. SIGNIFICANT ACCOUNTING POLICIES (cont'd...)*Basis of consolidation (cont'd...)*

The condensed consolidated interim financial statements incorporate the financial statements of the Company and the following subsidiaries:

Name of Subsidiary	Place of Incorporation	Percentage Ownership	Principal Activity	Functional Currency
Greenswitch Capital Ltd.	Canada	100%	Holding	CAD
Greenswitch America Inc.	USA	100%	Holding	CAD
Green Park Denver LLC	USA	81.2%	Operator of Canopy Airport Parking	USD

The Company consolidates the subsidiaries on the basis that it controls the subsidiary through its ability to govern its financial and operating policies. Inter-Company balances and transactions, including unrealized income and expenses arising from intercompany transactions, are eliminated in preparing the condensed consolidated interim financial statements.

Use of estimates

The preparation of these consolidated financial statements in conformity with IFRS requires management to make certain estimates, judgments and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported expenses during the period. Actual results could differ from these estimates.

Significant assumptions about the future and other sources of estimation and judgement uncertainty that management has made at the end of the reporting period, 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:

- a) The depreciation of the parking facility requires management to estimate the useful lives of the assets as a cash and cost generating unit. The Company considers both internal and external information in determining the useful lives and depreciation methods, which are reviewed at each reporting date and adjusted as required.
- b) The unrealized fair value of the derivative liability and the valuation of the convertible debenture are subject to assumptions. The valuation of the derivative liability is valued using pricing models such as the Black-Scholes valuation model. The valuation model requires the input of highly subjective assumptions including the expected stock price volatility. Because the derivative liability has characteristics significantly different from those of traded options and because the subjective input assumptions can materially affect the calculated fair value, such value is subject to measurement uncertainty. By their nature, these estimates are subject to measurement uncertainty and the effect on the consolidated financial statements of changes in estimates in future periods could be significant.
- c) The determination of income tax is inherently complex and requires making certain estimates and assumptions about future events. While income tax filings are subject to audits and reassessments, the Company has adequately provided for all income tax obligations. However, changes in facts and circumstances as a result of income tax audits, reassessments, jurisprudence and any new legislation may result in an increase or decrease in our provision for income taxes.
- d) Share-based payments are subject to estimation of the value of the award at the date of grant using pricing models such as the Black-Scholes option valuation model. The option valuation model requires the input of highly subjective assumptions including the expected stock price volatility. Because the Company's stock options have characteristics significantly different from those of traded options and because the subjective input assumptions can materially affect the calculated fair value, such value is subject to measurement uncertainty.

PARKIT ENTERPRISE INC.
(FORMERLY GREENSCAPE CAPITAL GROUP INC.)
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
(Expressed in Canadian Dollars)
(Unaudited)
FOR THE NINE MONTHS ENDED JULY 31, 2013

2. SIGNIFICANT ACCOUNTING POLICIES (cont'd...)

Use of estimates (cont'd...)

- e) The impairment of the parking facility requires management's judgements and estimates. Impairment consideration requires management to evaluate, at least annually, for indicators that the carrying value is impaired and may not be recoverable. Management considers both external and internal sources of information in assessing whether there are any indicators that the parking facility may be impaired. External sources of information the Company considers include changes in the market, economic and legal environment in which the Company operates that are not within its control and affect the recoverable amount of the parking facility. Internal sources of information the Company considers include the actual and expected economic performance of the assets, including the Company making estimates of future after-tax cash flows expected to be derived from the parking facility using an appropriate discount rate.

New standards not yet adopted

The following new standards, amendments to standards and interpretations have been issued but are not effective during the period ended July 31, 2013:

- IFRS 9 New financial instruments standard that replaces IAS 39 for classification and measurement of financial assets⁽ⁱⁱ⁾
- IFRS 11 New standard to account for the rights and obligations in accordance with a joint agreement⁽ⁱ⁾
- IFRS 12 New standard for the disclosure of interests in other entities not within the scope of IFRS 9/IAS 39⁽ⁱ⁾
- IFRS 13 New standard on the measurement and disclosure of fair value⁽ⁱ⁾
- IAS 28 (Amendment) New standard issued that supercedes IAS 28 (2003) to prescribe the accounting for investments in associates and joint ventures⁽ⁱ⁾
- IAS 32 (Amendment) New standard amends IAS 32 to provide clarifications on the application of the offsetting rules⁽ⁱⁱⁱ⁾.

- (i) Effective for annual periods beginning on or after January 1, 2013
(ii) Effective for annual periods beginning on or after January 1, 2015
(iii) Effective for annual periods beginning on or after January 1, 2014

The Company anticipates that the application of these standards, amendments and interpretations will not have a material impact on the results and financial position of the Company.

3. INVESTMENTS

	CapTherm Systems Inc.
Investment at October 31, 2011	\$ 600,000
Proceeds on sale of investment (less selling costs)	(20)
Loss on sale of investment	(449,686)
Impairment	(150,294)
Investment at October 31, 2012 and July 31, 2013	\$ -

PARKIT ENTERPRISE INC.

(FORMERLY GREENSCAPE CAPITAL GROUP INC.)

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

(Expressed in Canadian Dollars)

(Unaudited)

FOR THE NINE MONTHS ENDED JULY 31, 2013

3. INVESTMENTS (cont'd...)*CapTherm Systems Inc.*

On September 28, 2011, the Company entered into a Subscription Agreement to acquire a 40% interest in CapTherm Systems Inc. ("CapTherm") for the sum of \$1,900,000. Based out of Vancouver, BC, Canada, CapTherm specializes in the development and commercialization of proprietary next-generation high-power electronics cooling technologies.

The Subscription Agreement contemplated that the investment was to be made in two installments: a first tranche of \$600,000 on September 28, 2011 (paid); and a final tranche of \$1,300,000 payable on November 15, 2011. As of October 31, 2011, the Company had made its first installment of \$600,000 and owned 17.4% of CapTherm. During the year ended October 31, 2012, the Company entered into an agreement with CapTherm to terminate the requirement to complete the final tranche of the investment and concurrently offered CapTherm the right to acquire 70% of the shares held by the Company for aggregate proceeds of \$10. Further to the agreement, the Company was required to sell an additional 85,461 shares to CapTherm for proceeds of \$10 after failing to repurchase 162,367 shares of CapTherm by August 31, 2012. Consequently, the Company has recorded a loss on sale of investment of \$449,686 and recorded an impairment of \$150,294 on the remainder of the investment.

4. PARKING LOT FACILITY

On November 24, 2010, the Company completed construction and commenced the operations of its parking facility, Canopy Airport Parking at the Denver International Airport. The Company holds 812,003.74 Class A Units of GP LLC in consideration for a contribution of an aggregate of US\$8,996,809 for a total equity interest in the project of 81.2%. The investors hold 87,996.26 Class A Units of GP LLC for a contribution of an aggregate of US\$975,000. The minority interest partner holds 100,000 Class A Units and 1,000,000 Class B Units in consideration of transferring the ground lease with a value of US\$1,000,000 and contributing equity financing of US\$108,002. The major components of the parking lot facility are as follows:

	Building	Computer and equipment	Furniture	Improvements and fixtures	Land	Land Closing Fees	Total
Cost							
Balance, October 31, 2011	3,211,824	226,682	340,005	13,003,206	992,300	307,506	18,081,523
Additions / Refund	-	24,766	-	(133,136)	-	-	(108,370)
Cumulative translation adjustment	26,218	1,744	2,775	106,713	8,100	2,510	148,060
Balance, October 31, 2012	3,238,042	253,192	342,780	12,976,783	1,000,400	310,016	18,121,213
Additions	-	-	-	149,060	-	-	149,060
Cumulative translation adjustment	89,010	5,323	9,424	356,718	27,500	8,522	496,497
Balance, July 31, 2013	3,327,052	258,515	352,204	13,482,561	1,027,900	318,538	18,766,770
Accumulated depreciation							
Balance, October 31, 2011	75,492	40,976	44,900	741,732	-	102,503	1,005,603
Additions	82,993	46,000	49,362	845,996	-	103,297	1,127,648
Cumulative translation adjustment	275	150	163	2,271	-	412	3,271
Balance, October 31, 2012	158,760	87,126	94,425	1,589,999	-	206,212	2,136,522
Additions	63,982	38,777	37,736	654,266	-	79,634	874,395
Cumulative translation adjustment	9,051	4,967	5,383	90,646	-	11,756	121,803
Balance, July 31, 2013	231,793	130,870	137,544	2,334,911	-	297,602	3,132,720
As at October 31, 2012	3,079,282	166,066	248,355	11,386,784	1,000,400	103,804	15,984,691
As at July 31, 2013	3,095,259	127,645	214,660	11,147,650	1,027,900	20,936	15,634,050

PARKIT ENTERPRISE INC.
(FORMERLY GREENSCAPE CAPITAL GROUP INC.)
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
(Expressed in Canadian Dollars)
(Unaudited)
FOR THE NINE MONTHS ENDED JULY 31, 2013

5. SHORT TERM LOANS PAYABLE

The Company had the following short term loan commitments in place during the period ended July 31, 2013. All of the Company's short term loans payable are unsecured and payable at the due date:

Loan Reference	Issue Date	Due Date	Amended Due Date	Original Interest Rate	Amended Interest Rate	Fees	Guarantee	Balance, October 31, 2012	Loan Principle Additions	Accrued Interest	Balance, July 31, 2013
a)	18-Jun-10	18-Oct-10	15-Nov-11	24%	10% retroactive	N/A	33,333 common shares	\$ 156,016	\$ -	\$(25,737)	\$ 130,279
b)	04-Oct-10	30-Nov-11	N/A	24%	N/A	9,000 common shares, 4% of principal due on maturity	N/A	2,401	-	-	2,401
c)	04-Oct-10	30-Nov-11	N/A	24%	N/A	103,296 common shares, 4% of principal due on maturity	N/A	644,668	-	6,189	650,857
d)	14-Feb-11	30-Nov-11	31-May-12	15%	10% retroactive	N/A	N/A	115,822	-	(12,678)	103,144
e)	22-Jun-11	30-Nov-11	N/A	15%	10% retroactive	N/A	N/A	60,192	-	342	60,534
f)	23-Jan-12	30-Apr-12	N/A	24%	N/A	N/A	N/A	189,069	34,413	32,391	255,873
g)	24-Feb-12	31-Dec-12	N/A	15%	N/A	N/A	N/A	27,568	-	2,805	30,373
h)	Various	31-Dec-12	N/A	15%	10% retroactive	N/A	N/A	115,460	118,738	14,862	249,060
i)	01-May-12	31-Dec-12	N/A	15%	10% retroactive	N/A	N/A	64,537	118,500	5,654	188,691
j)	01-Aug-12	31-Dec-12	N/A	15%	N/A	N/A	N/A	18,681	-	2,019	20,700
k)	27-Nov-12	N/A	N/A	8%	N/A	N/A	N/A	-	25,000	2,104	27,104
h)	31-May-13	N/A	N/A	15%	10% retroactive	N/A	N/A	-	15,000	251	15,251
								\$ 1,394,414	\$ 311,651	\$ 28,202	\$ 1,734,267

PARKIT ENTERPRISE INC.

(FORMERLY GREENSCAPE CAPITAL GROUP INC.)

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

(Expressed in Canadian Dollars)

(Unaudited)

FOR THE NINE MONTHS ENDED JULY 31, 2013**6. LOANS PAYABLE**

	July 31, 2013	October 31, 2012
Total loans payable	\$ 15,594,406	\$ 15,115,839
Current portion due within one year	<u>(15,594,406)</u>	<u>(9,253,400)</u>
Net long term portion	\$ -	\$ 5,862,439

The Company had the following long term loan commitments in place during the period ended July 31, 2013:

- a) On August 6, 2010, the Company guaranteed a loan executed by GP LLC and Wells Fargo Bank (“Wells Fargo”) whereby GP LLC agrees to borrow the maximum principal sum of US\$8,500,000. The balance of the loan advanced as of July 31, 2013, is \$8,737,150 (US\$8,500,000). The loan is secured by all assets of GP LLC.

The loan matures on October 1, 2013. The loan bears interest at a rate per annum of 4% above the variable 30-day LIBOR market rate. Based on the date of execution, all-in fixed interest rate costs were approximately 6%. On August 9, 2010, GP LLC completed an interest rate swap transaction effective March 1, 2011, whereby GP LLC will be charged an annual fixed rate of 5.45% payable monthly on the first of each month. Additionally a finder’s fee of US\$150,000 was paid on January 18, 2011.

On July 29, 2011, GP LLC and the lender agreed to the amendment of certain financial covenants in the original loan, including the extension of the conversion deadline from July 1, 2011 to September 30, 2011. An amendment fee of US\$10,000 was paid for the modification to the loan. The loan was further amended on July 16, 2012 as detailed below for an additional amendment fee of US\$10,000.

The following are all the financial conditions that accompany the loan after the loan modifications:

- I. Net Operating Income of GP LLC, is defined as (a) the actual gross revenues, and (b) any expense reimbursements minus actual expenses incurred and paid for, including monthly reserves for taxes, insurance and capital reserves, and (c) calculated on an accrual basis. For the twelve month period commencing on January 1, 2012, and ending on December 31, 2012, minimum cumulative Net Operating Income in an amount not less than US\$1,000,000.
- II. Beginning January 1, 2011, the borrower and guarantor shall maintain aggregate liquidity in an amount not less than US\$900,000. Aggregate liquidity is defined as cash on hand, deposits in a certificate of deposit or other liquid investments or certificate applicable to Wells Fargo.
- III. Commencing on the later date of (a) January 1, 2013, or (b) the commencement of the eighth quarter following the commencement of operations, the Debt Service Coverage Ratio shall be 3:1. The Debt Service Coverage Ratio shall mean the ratio of (a) the trailing twelve month Net Operating Income to (b) the trailing twelve month annual debt service ratio on a loan in the principal amount equal to the total commitment of the loan as of the determination date. The first calculation of the Debt Service Coverage Ratio shall occur on the commencement of the coverage calculation date for the twelve month period ending on the day before the coverage calculation date and the ratio shall be subsequently calculated quarterly, on each three month anniversary of the commencement of the coverage calculation date.

Per the conditions of the loan, GP LLC holds \$1,148,374 (US\$1,117,204) (October 31, 2012 - \$1,381,739 (US\$1,419,860) in an interest bearing demand deposit account with Wells Fargo in compliance with covenants regarding liquidity and debt service coverage.

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6. LOANS PAYABLE (cont'd...)

- b) On January 18, 2011, the Company entered into a non-revolving term credit facility in the amount of \$7,000,000 (as of July 31, 2013 - \$6,000,000). Interest and fees on the credit facility are as follows:
- 12% per annum, payable in cash at the end of each month,
 - 4% per annum, payable in kind, such interest to accrue and compound monthly in arrears. At July 31, 2013 the Company had accrued \$745,572 of such interest which is included in loan payable.
 - A royalty in an amount equal to 2% of actual gross revenues of Green Park, calculated on the anniversary of the closing date of the credit facility until the maturity date, and 1% of actual gross revenue of Green Park thereafter. At July 31, 2013, the Company had accrued \$111,684 of such royalties which is included in loan payable.
 - A commitment fee of \$200,000 paid from the advance of the credit facility.

Repayment terms include the mandatory repayment of the outstanding principal amount of the credit facility (1) by successive quarterly principal payments of \$250,000 commencing on the 15th day of the first month following the anniversary of the closing of the credit facility; and (2) the remaining principal amount and all other obligations in connection with the credit facility on January 18, 2016. During the period ended October 31, 2012, the Company arranged for deferral of payment of two principal payment amounts which have been extended for inclusion on debt repayment on maturity of the loan. During the period ended July 31, 2013 the Company breached the payment covenants. The Company paid November, 2012 interest plus \$250,000 principal in December, 2012, but did not pay subsequent interest or royalty payments as they became due and has reclassified the loan as current. Subsequently during the period ended July 31, 2013, the Company made a payment to the lender for overdue interest and principle payments paid from the Company's restricted cash.

The credit facility is secured by the Company's shares in Greenswitch America, Inc., Class A units in GPD LLC (which includes the parking lot facility), and certain residential property of two directors.

On September 30, 2011, the Company and the lender agreed to the amendment of certain financial covenants in the original loan.

The following are all the financial conditions that accompany the loan after the loan modification of September 30, 2011:

- I. For the twelve month period commencing on January 1, 2012, and ending on December 31, 2012, minimum cumulative Net Operating Income (actual gross revenues less actual expenses of Green Park) must be at or above US\$1,000,000.
- II. Commencing on March 31, 2012 and calculated quarterly thereafter until the maturity date, the following Debt Service Coverage Ratios must be maintained:
 - for the three month period ending March 31, 2012; not less than 0.85:1,
 - for the three month period ending June 30, 2012; not less than 1.30:1,
 - for the three month period ending September 30, 2012; not less than 1.45:1,
 - for the twelve month period ending December 31, 2012; not less than 1.60:1,
 - for the trailing twelve month period ending March 31, 2013 and for each trailing twelve month period thereafter until the maturity date; not less than 1.75:1.

The Company has not met the required Debt Service Coverage Ratios and is currently in default. The lender made a decision to accelerate this loan in January 2013 and is seeking immediate repayment. The lender based this acceleration on the assertion that the debt service coverage ratio requirements stipulated in the loan documents were not being met, despite the fact that they had never been met and had never been raised as an issue to date.

As of September 25, 2013, this matter remains unresolved but the Company is pursuing and will be addressed.

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FOR THE NINE MONTHS ENDED JULY 31, 2013**7. CONVERTIBLE DEBENTURES**

- a) On June 22, 2010, the Company borrowed \$475,000 in the form of convertible debentures, bearing interest at 15% per annum, paid semi-annually, and due on June 22, 2012. The debt is convertible at the option of the holder into common shares at a price of \$0.35 per common share. There is a forced conversion should the Company's common shares trade at \$0.75 per common share for a period of ten consecutive trading days.
- b) On August 3, 2010, the Company borrowed \$120,000 from an unrelated third party in the form of convertible debentures, bearing interest at 15% per annum, paid semi-annually, and due on August 3, 2012. The debt is convertible at the option of the holder into common shares at a conversion price of \$0.35 per common share. There is a forced conversion should the Company's common shares trade at \$0.75 per common share for a period of ten consecutive trading days.
- c) On August 13, 2010, the Company borrowed \$83,000 from unrelated third parties in the form of convertible debentures, bearing interest at 15% per annum, paid semi-annually, and due on August 13, 2012. The debt is convertible at the option of the holder into common shares at a conversion price of \$0.35 per common share. There is a forced conversion should the Company's common shares trade at \$0.75 per common share for a period of ten consecutive trading days.

The debt component of the convertible debentures is calculated at the present value of the debt and required interest payments discounted at a rate approximating the interest rate that would have been applicable to non-convertible debt at the time the debentures were issued.

The movement in the convertible debentures is as follows:

Convertible debentures as at October 31, 2011	\$ 616,638
Accrued interest	98,652
Interest paid	(16,125)
Conversion to common shares	(584,936)
Accretion of debt component	<u>82,309</u>
Convertible debentures as at October 31, 2012	196,538
Accrued interest	<u>18,847</u>
Convertible debentures as at July 31, 2013	<u>\$ 215,385</u>

During the year ended October 31, 2012, the Company issued common shares in settlement of convertible debentures of \$589,936, including interest and principal (Note 8). The remaining convertible debentures became due and payable during the year ended October 31, 2012.

8. SHARE CAPITAL AND RESERVES

Subsequent to the period ended July 31, 2013, the board of directors authorized a 10-for-1 share consolidation. The number of issued and outstanding shares has been retrospectively restated for all periods presented unless otherwise stated.

- a) Authorized: Unlimited common shares, without par value
- b) Issued: As at July 31, 2013, 11,462,382 common shares were issued and outstanding.

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8. SHARE CAPITAL AND RESERVES (cont'd...)

Transactions for the period ended July 31, 2013:

- i. The Company completed a private placement for 1,110,186 (post-consolidation) units at a price of \$0.50 per unit for gross proceeds of \$555,093. Each unit consists of one common share and one share purchase warrant. Each warrant entitles the holder to purchase one common share for \$1.00 for a period of 24 months following the closing date.

Transactions for the year ended October 31, 2012:

- i. The Company issued shares for debt whereby \$414,963 of accounts payable, \$1,192,705 of short-term loans and \$584,936 of convertible debentures were converted to 4,327,792 (post-consolidation) common shares. The Company recognized a gain on debt settlement of \$142,107 in connection with the settlements.

c) Stock Options

Under the Company's stock option plan, the Company may grant options for up to 10% of the issued and outstanding common shares to directors, employees and consultants at an exercise price to be determined by the board of directors provided that the exercise price is not less than the price permitted by the TSX Venture Exchange. Option shares are subject to vesting requirements as determined by the Company's Board of Directors, and the life of the options granted is as determined by the Company's Board of Directors, to a maximum of 10 years.

No stock options were granted or vested during the period ended July 31, 2013 (2012 – 417,500) (post-consolidation) with an estimated fair value of \$Nil (2012 - \$202,544), with a weighted average fair value per option of \$Nil (2012 - \$0.50) using the Black-Scholes option pricing model under the following weighted average assumptions:

	2013	2012
Risk-free interest rate	N/A	1.33%
Expected life of options	N/A	5 years
Annualized volatility	N/A	99%
Dividend yield	N/A	0%
Forfeiture rate	N/A	0%

Stock option transactions and the number of stock options outstanding are summarized as follows (post-consolidation):

	Number of Options	Weighted Average Exercise Price
Balance as at October 31, 2011	323,500	\$ 4.10
Options issued	417,500	1.00
Options expired and forfeited	(120,000)	(4.00)
Balance as at October 31, 2012 and July 31, 2013	621,000	\$ 2.00

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8. SHARE CAPITAL AND RESERVES (cont'd...)

c) Stock Options (cont'd...)

At July 31, 2013, stock options were outstanding enabling holders to acquire shares as follows:

Number of Options	Exercise Price	Number of Options Currently Exercisable	Expiry Date
66,500	\$ 5.00	66,500	January 12, 2014
15,000	5.00	15,000	September 21, 2014
35,000	5.00	35,000	October 22, 2014
15,000	5.00	15,000	October 28, 2014
2,000	5.00	2,000	December 23, 2014
50,000	2.50	50,000	April 28, 2016
20,000	2.50	20,000	June 20, 2016
<u>417,500</u>	1.00	<u>417,500</u>	July 27, 2017
621,000		621,000	

d) Warrants

	Number of Warrants	Exercise Price
Balance as at October 31, 2011	1,478,681	\$ 3.30
Expired	<u>(492,110)</u>	3.50
Balance as at October 31, 2012	986,571	3.20
Granted	1,110,186	1.00
Expired	<u>(936,511)</u>	3.20
Balance as at July 31, 2013	<u>1,160,246</u>	\$ 1.10

At July 31, 2013, share purchase warrants were outstanding enabling holders to acquire shares as follows:

Number of Warrants	Exercise Price	Expiry Date
50,060	\$ 2.00	October 8, 2013
<u>1,110,186</u>	1.00	December 8, 2014
<u>1,160,246</u>		

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9. SUPPLEMENTAL DISCLOSURE WITH RESPECT TO CASH FLOWS

There were no significant non-cash transactions during the period ended July 31, 2013.

During the nine month period ended July 31, 2012, the Company completed a shares for debt settlement whereby \$28,345 of accounts payables were converted to 18,897 (post-consolidation) common shares.

10. SEGMENTED INFORMATION

The Company has one reportable segment. The Company operates in the parking facilities sector through its wholly owned subsidiary Green Park Denver LLC. This reportable segment was determined based on the nature of the services provided. Reportable segments are defined as components of an enterprise for which separate financial information is available that is evaluated regularly by the chief operating decision maker in deciding how to allocate resources and in assessing performance.

The Company earned 100% of its revenues in the United States through its subsidiary Green Park Denver LLC. All identifiable assets are located in the United States.

11. RELATED PARTY TRANSACTIONS

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, directly and indirectly. Key management personnel include the Company's executive officers and members of the Board of Directors.

The Company entered into the following related party transactions for period ended July 31, 2013 and 2012:

- a) The Company incurred \$224,000 (2012 - \$147,403) in management fees to directors and officers. Of the total, \$221,775 (2012 - \$105,784) is included in accounts payable and accrued liabilities at July 31, 2013.
- b) On November 23, 2011, the Company completed a shares for debt settlement whereby \$28,345 of accounts payables were converted to 18,897 (post-consolidation) common shares. Of the total, \$21,345 of accounts payable owed to an officer and director of the Company were converted to 14,230 (post-consolidation) common shares.
- c) The following loans were borrowed from a significant shareholder: short term loans (Note 5) (e) and (h).
- d) The following loan was borrowed from a company with a common director: short term loans (Note 5) (k).

Included in accounts payable and accrued liabilities is \$347,364 payable to directors and officers of the Company that are non-interest bearing and payable upon demand.

A private company partially owned by a director of the Company provides management and professional services to public companies. During the period July 31, 2013, the Company paid or accrued \$43,451 (2012 - \$38,080) for rent, professional fees, office costs, and administrative services.

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12. COMMITMENTS

The Company has entered into a ground lease agreement relating to the premises of the Canopy Airport Parking facility. The annual lease commitments under the lease are as follows:

Fiscal Year	Lease Amount (US\$)
2013	\$391,662
2014	\$483,336
2015 – 2030	\$500,004 per annum

13. CAPITAL MANAGEMENT

The Company manages its capital structure and makes adjustments to it, based on the funds available to support its operations. The Board of Directors does not establish quantitative return on capital criteria for management, but rather relies on the expertise of the Company's management to sustain future development of the business.

The Company's objectives when managing capital are to safeguard its ability to continue as a going concern in order to provide returns for shareholders, benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. In the management of capital, the Company includes components of shareholders' equity (deficiency).

In order to maintain or adjust the capital structure, the Company may issue new shares, issue debt or sell assets to meet financial obligations.

Management reviews its capital management approach on an ongoing basis and believes that this approach, given the relative size of the Company, is reasonable.

There were no changes in the Company's approach to capital management during the period ended July 31, 2012.

14. FINANCIAL INSTRUMENTS

The fair value of the Company's accounts receivable, goods and services tax receivable, subscriptions receivable, accounts payable and accrued liabilities, loans payable, and convertible debentures approximate carrying value, which is the amount recorded on the consolidated statement of financial position. The Company's other financial instruments, cash and restricted cash, under the fair value hierarchy are based on level one quoted prices in active markets for identical assets or liabilities.

The Company's risk exposures and the impact on the Company's financial instruments are summarized below:

Credit risk

Credit risk is the risk of loss associated with a counterparty's inability to fulfill its payment obligations. The Company's policy is to deal only with creditworthy counterparties. None of the Company's financial assets are secured by collateral or other credit enhancements. In respect of accounts receivable, the Company is not exposed to any significant credit risk exposure to any single counterparty or any group of counterparties having similar characteristics. The Company's receivables consist mainly of input tax credits from the Government of Canada. As such, the Company does not believe it is subject to significant credit risk.

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14. FINANCIAL INSTRUMENTS (cont'd...)*Liquidity risk*

The Company's approach to managing liquidity risk is to ensure that it will have sufficient liquidity to meet liabilities when due. As at July 31, 2013, the Company had a cash balance of \$25,253 and a restricted cash balance of \$1,148,374 to settle current liabilities of \$19,998,481. The Company expects to fund these liabilities through existing cash resources, revenue generated by its assets and funds raised through equity financing sources.

Market risk

Market risk is the risk of loss that may arise from changes in market factors such as interest rates, foreign exchange rates, and commodity and equity prices.

a) Interest rate risk

As at July 31, 2013 and October 31, 2012, the Company did not have any investments in investment-grade short-term deposit certificates or short-term debt issued by the federal government. The Company is not exposed to interest rate risk on its loans with the exception of its long term loan disclosed in Note 6, as the interest rates on all other loans are fixed. The Company is exposed to interest rate risk on its long term loan disclosed in Note 6, as the loan bears interest at a rate of LIBOR + 4%. A 1% change in LIBOR would affect net loss for the year by approximately \$85,000.

b) Foreign currency risk

The Company is exposed to foreign currency risk on fluctuations related to cash, investments, accounts payable and accrued liabilities, short term loans, long term loans and convertible debentures that are denominated in US Dollars. A 10% fluctuation in the US dollar against the Canadian dollar would affect net loss for the year by approximately \$55,000.

c) Price risk

The Company is exposed to price risk with respect to equity prices. Equity price risk is defined as the potential adverse impact on the Company's earnings due to movements in individual equity prices or general movements in the level of the stock market.

The Company closely monitors individual equity movements and the stock market to determine the appropriate course of action to be taken by the Company.

15. INTEREST, BANK CHARGES AND FINANCE FEES

	Three months ended July 31, 2013	Three months ended July 31, 2012	Nine months ended July 31, 2013	Nine months ended July 31, 2012
Operational fees	\$ 48,098	\$ 33,181	\$ 139,386	\$ 110,604
Finance fees	<u>1,109,555</u>	<u>545,978</u>	<u>2,143,904</u>	<u>1,617,459</u>
Total	\$ 1,157,653	\$ 579,159	\$ 2,283,290	\$ 1,728,063

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16. SUBSEQUENT EVENTS

Subsequent to July 31, 2013, the Company:

- a) issued 435,798 (post-consolidation) common shares to settle \$217,899 in accounts payable and accrued liabilities; and
- b) completed a private placement whereby 4,054,000 (post-consolidation) units were issued at a price of \$0.25 per unit for total proceeds of \$1,013,500. Each unit consists of one common share and one half of one share purchase warrant entitling the holder to purchase one additional common share at a price of \$0.40 for 2 years. The Company paid \$30,400 and issued 121,600 finder's warrants as part of the transaction.