

PATHFINDER VENTURES INC.

Condensed Interim Consolidated Financial Statements

For the three and nine months ended September 30, 2023 and 2022

(Unaudited - Expressed in Canadian dollars)

Notice of Disclosure of Non-auditor Review of the Condensed Interim Consolidated Financial Statements for the Three and Nine months ended September 30, 2023 and 2022

Pursuant to National Instrument 51-102 *Continuous Disclosure Obligations*, part 4, subsection 4.3(3)(a) issued by the Canadian Securities Administrators, if an auditor has not performed a review of the interim financial statements, they must be accompanied by a notice indicating that the interim financial statements have not been reviewed by an auditor.

The accompanying unaudited condensed interim consolidated financial statements of Pathfinder Ventures Inc. for the interim periods ended September 30, 2023 and 2022, have been prepared in accordance with International Accounting Standard 34 *Interim Financial Reporting*, as issued by the International Accounting Standards Board, and are the responsibility of management.

The independent auditors, Smythe LLP, have not performed a review of these unaudited condensed interim consolidated financial statements.

November 20, 2023

PATHFINDER VENTURES INC.
Condensed Interim Consolidated Statements of Financial Position
(Unaudited - Expressed in Canadian dollars)

	Note	September 30, 2023	December 31, 2022
		\$	\$
ASSETS			
Current			
Cash		656,000	982,482
Prepaid expenses	5	47,785	18,673
Inventory		22,370	21,677
Receivables	6,17	315,398	116,417
Current portion of deposits	7	27,776	10,235
		1,069,329	1,149,484
Property and equipment	8	13,318,605	13,821,556
Deposits	7	10,000	10,000
Total assets		14,397,934	14,981,040
LIABILITIES			
Current			
Accounts payable and accrued liabilities	9,11,17	732,616	625,162
Income tax payable		1,000	1,000
Current portion of lease liabilities	10	121,383	125,693
Promissory notes	11,17	800,000	793,389
Current portion of mortgages	12	728,611	4,302,057
Convertible debentures	14,17	2,504,042	2,659,157
Deferred revenue		718,533	745,351
		5,606,185	9,251,809
Lease liabilities	10	11,729	100,678
Mortgages	12	6,469,125	2,552,348
Total liabilities		12,087,039	11,904,835
SHAREHOLDERS' EQUITY			
Share capital	15(b)	8,675,440	8,175,293
Reserves	16	1,018,795	969,201
Deficit		(7,383,340)	(6,068,289)
Total shareholders' equity		2,310,895	3,076,205
Total liabilities and shareholders' equity		14,397,934	14,981,040

Nature of operations and going concern (Note 1)
Subsequent events (Note 21)

Approved and authorized for issue on behalf of the Board of Directors:

/s/ "Joseph Bleackley"

Director

/s/ "Michael Iverson"

Director

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

PATHFINDER VENTURES INC.
Condensed Interim Consolidated Statements of Loss and Comprehensive Loss

(Unaudited - Expressed in Canadian dollars, except for number of shares)

	Note	Three months ended September 30,		Nine months ended September 30,	
		2023	2022	2023	2022
		\$	\$	\$	\$
Revenues		1,544,628	1,402,325	2,894,556	2,778,341
Costs of sales		(80,715)	(66,613)	(186,810)	(161,147)
Gross profit		1,463,913	1,335,712	2,707,746	2,617,194
Operating expenses					
Accretion expense	11,14	54,721	25,573	179,586	73,589
Consulting expense		11,372	8,475	41,655	41,708
Depreciation expense	8	187,367	199,323	560,952	583,541
Financing costs		12,140	-	15,140	6,085
General and administrative		43,459	44,266	134,301	127,933
Insurance		19,747	16,497	60,512	49,192
Interest expense	10,11,12,14,17	241,058	190,082	678,138	509,018
Investor relations		21,000	28,700	76,200	61,127
Lease expense		23,764	16,725	38,734	35,431
Legal and professional fees	17	123,097	116,709	297,781	292,457
Marketing		28,464	48,052	60,417	102,137
Property costs		209,595	150,135	454,613	484,118
Property taxes		16,039	12,923	38,323	34,025
Salaries and benefits	17	505,627	507,511	1,349,749	1,231,716
Share-based compensation	17	49,594	80,703	49,594	219,050
Supplies		14,196	11,174	39,401	36,241
		1,561,240	1,456,848	4,075,096	3,887,368
Net loss from operations		(97,327)	(121,136)	(1,367,350)	(1,270,174)
Other income (expenses)					
Foreign exchange loss		(479)	(293)	(1,694)	(1,687)
Gain on debt extinguishment	13	-	16,325	-	16,325
Gain on debt modification	14	68,007	-	27,148	-
Loss on disposition of assets		(16,994)	-	(16,994)	-
Other expense		(1,556)	-	(3,142)	-
Other income		15,788	13,107	46,981	13,660
Net loss and comprehensive loss		(32,561)	(91,997)	(1,315,051)	(1,241,876)
Net loss per share:					
Basic and diluted		(0.00)	(0.00)	(0.02)	(0.02)
Weighted average number of common shares outstanding					
Basic and diluted		61,490,297	55,926,803	57,329,108	55,926,803

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

PATHFINDER VENTURES INC.
Condensed Interim Consolidated Statements of Cash Flows
(Unaudited - Expressed in Canadian dollars)

	Nine months ended September 30,	
	2023	2022
	\$	\$
Operating activities:		
Net loss and comprehensive loss	(1,315,051)	(1,241,876)
Items not affecting cash:		
Accretion expense	179,586	73,589
Depreciation expense	560,952	583,541
Interest expense	678,138	509,018
Share-based compensation	49,594	219,050
Gain on debt extinguishment	-	(16,325)
Gain on debt modification	(27,148)	-
Loss on disposition of assets	16,993	-
Changes in non-cash working capital:		
Prepaid expenses	(29,112)	(4,004)
Inventory	(693)	(9,389)
Receivables	(188,981)	(42,321)
Deposits	(17,541)	81,346
Accounts payable and accrued liabilities	17,579	183,645
Deferred revenue	(26,818)	223,955
Cash (used in) provided by operating activities	(102,502)	560,229
Investing activities		
Proceeds from sale of assets	1,000	-
Expenditures on property and equipment	(83,037)	(1,188,268)
Cash used in investing activities	(82,037)	(1,188,268)
Financing activities		
Proceeds from units issued in private placement	390,000	-
Share issuance costs	(10,060)	-
Proceeds from mortgages	3,998,972	600,000
Repayment of mortgages	(3,655,641)	(199,304)
Interest paid on mortgages	(384,523)	(242,717)
Interest paid on convertible debentures	(375,578)	-
Lease payments	(105,113)	(105,113)
Cash (used in) provided by financing activities	(141,943)	52,866
Change in cash during the period	(326,482)	(575,173)
Cash, beginning of the period	982,482	2,092,893
Cash, end of the period	656,000	1,517,720
Supplemental cash flow information:		
Expenditures of property and equipment included in accounts payable and accrued liabilities	1,658	8,389
Interest expense included in accounts payable and accrued liabilities	81,022	37,397
Units issued in settlement of convertible debentures	110,207	-

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

PATHFINDER VENTURES INC.**Condensed Interim Consolidated Statements of Changes in Shareholders' Equity**

(Unaudited - Expressed in Canadian dollars, except number of shares)

	Common shares	Share capital	Reserves	Deficit	Total shareholders' equity
	#	\$	\$	\$	\$
Balance, December 31, 2021	55,926,803	8,175,293	953,527	(4,037,715)	5,091,105
Share-based compensation	-	-	219,050	-	219,050
Gain on debt extinguishment with a shareholder	-	-	9,795	-	9,795
Debt extinguishment on convertible promissory notes	-	-	(224,700)	224,700	-
Net loss and comprehensive loss	-	-	-	(1,241,876)	(1,241,876)
Balance, September 30, 2022	55,926,803	8,175,293	957,672	(5,054,891)	4,078,074
Share-based compensation	-	-	11,529	-	11,529
Net loss and comprehensive loss	-	-	-	(1,013,398)	(1,013,398)
Balance, December 31, 2022	55,926,803	8,175,293	969,201	(6,068,289)	3,076,205
Units issued in settlement of convertible debentures	2,755,173	110,207	-	-	110,207
Units issued in private placement	10,000,000	400,000	-	-	400,000
Unit issuance costs	-	(10,060)	-	-	(10,060)
Share-based compensation	-	-	49,594	-	49,594
Net loss and comprehensive loss	-	-	-	(1,315,051)	(1,315,051)
Balance, September 30, 2023	68,681,976	8,675,440	1,018,795	(7,383,340)	2,310,895

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

PATHFINDER VENTURES INC.

Notes to the Condensed Interim Consolidated Financial Statements

For the three and nine months ended September 30, 2023 and 2022

(Unaudited - Expressed in Canadian dollars, except where noted)

1. NATURE OF OPERATIONS AND GOING CONCERN

Pathfinder Ventures Inc. (the "Company") was incorporated on February 14, 2018 under the laws of British Columbia. The Company's head office and principal address is PO Box 610, 9451 Glover Road, Langley, BC V1M 2R9. The Company is listed on the TSX Venture Exchange under the symbol "RV". The Company is in the business of providing short and long-term accommodation year-round via its wholly owned land and on-site facilities.

These unaudited condensed interim consolidated financial statements for the three and nine months ended September 30, 2023 and 2022 (the "financial statements") have been prepared in accordance with International Financial Reporting Standards applicable to a going concern, which assumes that the Company will be able to realize its assets and discharge its liabilities in the normal course of operations. However, there are several conditions that may cast material uncertainty on the Company's ability to continue as a going concern. As at September 30, 2023, the Company has a working capital deficiency of \$4,536,856 (December 31, 2022 - \$8,102,325) and for the three and nine months ended September 30, 2023 reported a net loss and comprehensive loss of \$32,561 and \$1,315,051, respectively (2022 - \$91,997 and \$1,241,876, respectively).

There can be no assurance that the Company will be able to record net income and raise funds, in which case the Company may be unable to meet its obligations. Should the Company be unable to realize its assets and discharge its liabilities in the normal course of business, the net realizable value of its assets may be materially less than the amounts recorded on the consolidated statements of financial position. The financial statements do not include adjustments to amounts and classifications of assets and liabilities that may be necessary should the Company be unable to continue operations. Such adjustments could be material.

2. BASIS OF PREPARATION

a) Statement of compliance

These financial statements were approved by the Board of Directors and authorized for issue on November 17, 2023.

These financial statements have been prepared in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board and interpretations of the International Financial Reporting Interpretations Committee applicable to the preparation of interim financial statements including International Accounting Standard ("IAS") 34 *Interim Financial Reporting*. These financial statements do not include all disclosures required for annual audited financial statements. Accordingly, they should be read in conjunction with the notes to the Company's audited financial statements for the years ended December 31, 2022 and 2021 (the "Annual Financial Statements").

b) Basis of measurement

These financial statements have been prepared on a historical cost basis except for certain financial instruments which are measured at their fair value as explained in the accounting policies set out below. In addition, these financial statements have been prepared using the accrual basis of accounting except cash flow information.

c) Basis of consolidation

These financial statements include the accounts of the Company and its subsidiaries. All intercompany transactions and balances are eliminated on consolidation. Subsidiaries are all entities over which the Company has control. The Company controls an entity when the Company is exposed to, or has rights to, variable returns from its involvement with the entity, and has the ability to affect those returns through its power over the entity.

A summary of the Company's subsidiaries included in these financial statements as at September 30, 2023 is as follows:

Name of subsidiary	Country of incorporation	Percentage ownership	Functional currency	Principal activity
Pacific Frontier Investment Inc.	Canada	100%	CAD	Operating company
Pathfinder Camp Resorts (Agassiz) Inc. (formerly Pathfinder Camp Resorts Inc.)	Canada	100%	CAD	Operating company
Pathfinder Camp Resorts (Fort Langley) Inc. (formerly Duckworth Management Group Ltd.)	Canada	100%	CAD	Operating company
Pathfinder Camp Resorts (Parksville) Inc.	Canada	100%	CAD	Operating company

PATHFINDER VENTURES INC.
Notes to the Condensed Interim Consolidated Financial Statements
For the three and nine months ended September 30, 2023 and 2022
(Unaudited - Expressed in Canadian dollars, except where noted)

2. BASIS OF PRESENTATION (continued)

d) Functional and presentation currency

These financial statements are presented in Canadian dollars, unless otherwise noted, which is the functional currency of the Company and its subsidiaries.

3. SIGNIFICANT ACCOUNTING POLICIES

In the preparation of these financial statements, the Company used the same accounting policies as in the Annual Financial Statements.

4. SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGMENTS

The preparation of financial statements in accordance with IFRS requires the Company to make estimates and judgments, in applying accounting policies. Management continually evaluates these estimates and judgments based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may differ from these estimates and judgments which may cause a material adjustment to the carrying amounts of assets and liabilities. The Company's interim results are not necessarily indicative of its results for a full year. The significant estimates and judgments applied in the preparation of these financial statements are consistent with those applied and disclosed in the Annual Financial Statements.

5. PREPAID EXPENSES

A summary of the Company's prepaid expenses is as follows:

	September 30, 2023	December 31, 2022
	\$	\$
Insurance	17,046	3,177
Marketing	12,494	5,501
Property taxes	16,039	-
Other prepaid expenses	2,206	9,995
	47,785	18,673

6. RECEIVABLES

A summary of the Company's receivables is as follows:

	September 30, 2023	December 31, 2022
	\$	\$
Credit card processor holdbacks	279,231	77,663
GST receivable	15,432	37,963
Other	20,735	791
	315,398	116,417

Credit card processor holdbacks are portions of customer deposit payment held by the credit card processors for advanced bookings made online. The holdbacks are returned when the customer departs after a stay and the revenues have been earned.

7. DEPOSITS

As at September 30, 2023, the current portion of deposits of \$27,776 (December 31, 2022 - \$10,235) consists of security deposits for utilities and construction projects, and the long-term portion of deposits of \$10,000 (December 31, 2022 - \$10,000) consists of security deposits for the lease with Metro Vancouver that will expire at October 31, 2024.

PATHFINDER VENTURES INC.

Notes to the Condensed Interim Consolidated Financial Statements

For the three and nine months ended September 30, 2023 and 2022

(Unaudited - Expressed in Canadian dollars, except where noted)

8. PROPERTY AND EQUIPMENT

A summary of the Company's property and equipment is as follows:

	Right-of-use assets	Land	Building	Site fixtures	Leasehold improvements	Furniture and equipment	Vehicle	Total
	\$	\$	\$	\$	\$	\$	\$	\$
Cost								
Balance, December 31, 2021	434,297	4,823,646	2,055,043	6,037,189	5,661	478,876	85,861	13,920,573
Additions	-	775,874	19,918	287,510	10,780	135,520	-	1,229,602
Balance, December 31, 2022	434,297	5,599,520	2,074,961	6,324,699	16,441	614,396	85,861	15,150,175
Additions	-	-	-	16,078	-	51,701	8,215	75,994
Disposals	(39,782)	-	-	-	-	(3,753)	-	(43,535)
Balance, September 30, 2023	394,515	5,599,520	2,074,961	6,340,777	16,441	662,344	94,076	15,182,634
Accumulated depreciation								
Balance, December 31, 2021	(115,281)	-	(74,883)	(243,877)	(1,207)	(52,322)	(54,517)	(542,087)
Depreciation expense	(114,540)	-	(79,668)	(474,028)	(1,969)	(106,924)	(9,403)	(786,532)
Balance, December 31, 2022	(229,821)	-	(154,551)	(717,905)	(3,176)	(159,246)	(63,920)	(1,328,619)
Depreciation expense	(85,076)	-	(57,660)	(334,578)	(1,990)	(75,787)	(5,861)	(560,952)
Disposals - accumulated depreciation	22,383	-	-	-	-	3,159	-	25,542
Balance, September 30, 2023	(292,514)	-	(212,211)	(1,052,483)	(5,166)	(231,874)	(69,781)	(1,864,029)
Carrying amount								
Balance, December 31, 2022	204,476	5,599,520	1,920,410	5,606,794	13,265	455,150	21,941	13,821,556
Balance, September 30, 2023	102,001	5,599,520	1,862,750	5,288,294	11,275	430,470	24,295	13,318,605

PATHFINDER VENTURES INC.**Notes to the Condensed Interim Consolidated Financial Statements****For the three and nine months ended September 30, 2023 and 2022**

(Unaudited - Expressed in Canadian dollars, except where noted)

9. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

A summary of the Company's accounts payable and accrued liabilities is as follows:

	September 30, 2023	December 31, 2022
	\$	\$
Trade payables	164,064	178,276
Accrued liabilities	198,682	154,396
Accrued interest	235,411	138,493
Wages payable	66,438	88,643
Government agencies payable	68,021	65,354
	732,616	625,162

Included in trade payables on September 30, 2023, is the Canada Emergency Business Account loan balance of \$40,000 (December 31, 2022 - \$40,000) received in 2020. On September 14, 2023, the Government of Canada announced changes to the maturity date which was extended to December 31, 2026. The loan will remain interest free until January 18, 2024 with a rate of 5% per annum being applied from January 19, 2024. If the CEBA loan remains outstanding on January 18, 2024 it will convert to a non-amortizing term loan with the full principal repayment due on December 31, 2026.

Included in the accrued interest on September 30, 2023, is \$219,515 (December 31, 2022 - \$138,493) of the unpaid interest expense from the promissory notes and \$15,896 (December 31, 2022 - \$nil) of unpaid interest on a convertible debenture balance due to a related party, for which a waiver for the payment was obtained until the maturity date of the principal payment on July 26, 2023 (Notes 11 and 14).

10. LEASE LIABILITIES

A summary of the Company's lease liabilities is as follows:

	\$
Balance, December 31, 2021	341,787
Interest expense	24,734
Lease payments	(140,150)
Balance, December 31, 2022	226,371
Interest expense	11,854
Lease payments	(105,113)
Balance, September 30, 2023	133,112
Current portion	121,383
Non-current portion	11,729

A summary of the Company's future minimum lease payments related to the equipment under finance and land lease is as follows:

	September 30, 2023
	\$
2023	35,037
2024	99,992
2025	4,475
Total future minimum lease payments	139,504
Effects of discounting	(6,392)
Total present value of minimum lease payments	133,112

PATHFINDER VENTURES INC.
Notes to the Condensed Interim Consolidated Financial Statements
For the three and nine months ended September 30, 2023 and 2022
(Unaudited - Expressed in Canadian dollars, except where noted)

11. PROMISSORY NOTES

A summary of the Company's promissory notes is as follows:

	\$
Balance, December 31, 2021	278,433
Debt extinguishment	(300,000)
Promissory note issued	300,000
Gain on debt extinguishment	(9,795)
Accretion expense	41,076
Reclassification from convertible promissory notes (Note 13)	483,675
Balance, December 31, 2022	793,389
Accretion expense	6,611
Balance, September 30, 2023	800,000

On December 1, 2020, the Company issued a promissory note of \$300,000 to an officer of the Company as part of the consideration paid for the acquisition of Pathfinder Camp Resorts (Fort Langley) Inc. (formerly Duckworth Management Group Ltd.). The promissory note was non-interest bearing, unsecured and matured on June 1, 2021. On April 30, 2021, the terms of the promissory note were amended to extend the maturity date to September 30, 2022. This amendment was treated as an extinguishment and reissuance of a new promissory note. The extinguishment of debt gave rise to a gain on extinguishment for \$39,474, which was recorded under equity pursuant to IAS 1 *Presentation of Financial Statements* as the transaction is with a shareholder. The debt component was calculated using a discount rate of 10%.

On September 29, 2022, the terms of the promissory note were amended to extend the maturity date from September 30, 2022 to January 1, 2023, as well as to add an interest rate of 10% per annum, effective January 1, 2022, compounded annually. This amendment was treated as an extinguishment of the former promissory note and reissuance of a new promissory note. The extinguishment of debt gave rise to a gain on extinguishment for \$9,795, which was recorded under equity pursuant to IAS 1 *Presentation of Financial Statements* as the transaction is with a shareholder. The debt component was calculated using a discount rate of 10%.

On September 29, 2022, pursuant to amending agreements, existing convertible promissory notes of \$483,675 were reclassified to promissory notes (Note 13).

On January 31, 2023, the Company amended the agreements for the promissory notes, whereby all parties agreed to extend the maturity date from January 1, 2023 to August 1, 2023 and increase the interest rate from 10% to 12% per annum compounded annually, effective January 31, 2023. This amendment was treated as a modification of the former promissory notes that resulted in no gain or loss on debt modification.

On August 25, 2023, the Company entered into an agreement with a holder of a promissory note with \$150,000 principal, who is a related party to the Company, to extend the maturity date to December 1, 2023 and to decrease the interest rate to 10% from 12%, effective retroactively from July 1, 2023 to December 1, 2023.

On September 1, 2023, the Company entered into an agreement with the holders of promissory notes with \$250,000 principal, who are related parties to the Company, to extend the maturity date to December 1, 2023 and to decrease the interest rate to 10% from 12%, effective retroactively from July 1, 2023 to December 1, 2023. Concurrently, the Company entered into an agreement with the holder of a promissory note with \$300,000 principal, who is an insider of the Company, to extend the maturity date to December 1, 2023, while keeping the interest rate at 12% until the maturity date.

On October 26, 2023, the Company entered into an agreement with a holder of a promissory note with \$100,000 principal to extend the maturity date to December 1, 2023, and to decrease the interest rate to 10% from 12%, effective retroactively from July 1, 2023 to December 1, 2023 (Note 21).

For the three and nine months ended September 30, 2023, the Company recorded interest expense on the promissory notes of \$26,065 and \$81,022, respectively (2022 - \$35,041 and \$59,836, respectively). Included in accounts payable and accrued liabilities at September 30, 2023 is \$219,515 of unpaid interest (December 31, 2022 - \$138,493) (Note 9).

PATHFINDER VENTURES INC.**Notes to the Condensed Interim Consolidated Financial Statements****For the three and nine months ended September 30, 2023 and 2022**

(Unaudited - Expressed in Canadian dollars, except where noted)

12. MORTGAGES

A summary of the Company's mortgages is as follows:

	Mortgage (a)	Mortgage (b)	Mortgage (c)	Mortgage (d)	Mortgage (e)	Total
	\$	\$	\$	\$	\$	\$
Balance, December 31, 2021	700,000	3,066,666	2,754,829	-	-	6,521,495
Addition	-	-	-	600,000	-	600,000
Interest expense	98,004	104,965	95,482	31,205	-	329,656
Repayment	(98,004)	(272,597)	(194,940)	(31,205)	-	(596,746)
Balance, December 31, 2022	700,000	2,899,034	2,655,371	600,000	-	6,854,405
Addition	-	-	-	-	4,200,000	4,200,000
Transaction costs	-	-	-	-	(201,028)	(201,028)
Interest expense	39,917	37,312	69,340	44,976	192,976	384,521
Repayment	(739,917)	(2,936,346)	(146,205)	(44,976)	(172,718)	(4,040,162)
Balance, September 30, 2023	-	-	2,578,506	600,000	4,019,230	7,197,736
Current portion	-	-	73,180	600,000	55,431	728,611
Non-current portion	-	-	2,505,326	-	3,963,799	6,469,125

PATHFINDER VENTURES INC.

Notes to the Condensed Interim Consolidated Financial Statements

For the three and nine months ended September 30, 2023 and 2022

(Unaudited - Expressed in Canadian dollars, except where noted)

12. MORTGAGES (continued)

- (a) On December 15, 2020, the Company, through its wholly owned subsidiary Pathfinder Camp Resort (Parksville), raised \$700,000 through the issuance of a mortgage loan. The loan bears interest at 14% per annum and is repayable upon demand. For the three and nine months ended September 30, 2023, the Company incurred interest expenses of \$nil and \$39,917, respectively (2022 - \$24,501 and \$73,503, respectively) related to this loan. The mortgage term is secured by a commercial security agreement with second-priority security interest in all present and future undertakings and assets of Parksville, including receivables, inventory, property, equipment and machinery. On April 26, 2023, the Company, together with Parksville, refinanced this mortgage loan, thereby consolidating it with the first mortgage loan held at the property. Detailed terms of the new consolidated loan are outlined in (e) below.
- (b) On April 13, 2021, the Company, through its wholly owned subsidiary Pathfinder Camp Resort (Parksville), raised \$3,175,000 through the issuance of a mortgage term loan. The loan bears interest at 3.51% per annum to maturity for a period of 5 years. A portion of the loan amount was used to repay another existing mortgage. The remaining use of funds are applied to on-going construction and development of the campgrounds and lands. For the three and nine months ended September 30, 2023, the Company incurred interest expense of \$nil and \$37,312, respectively (2022 - \$26,274 and \$79,346, respectively) related to this loan. The mortgage term is secured by a commercial security agreement in favour of the lender for first-priority security interest in all present and future undertakings and all personal property of the Parksville site. On April 26, 2023, the Company, together with Parksville, refinanced this mortgage loan, thereby consolidating it with the second mortgage loan held at the property. Detailed terms of the new consolidated loan are outlined in (e) below.
- (c) On July 9, 2021, the Company, through its wholly owned subsidiary Pathfinder Camp Resorts (Agassiz) Inc. (formerly Pathfinder Camp Resorts Inc.), raised \$2,795,000 through the issuance of a mortgage term loan. The loan bears interest at 3.55% per annum. On June 26, 2023, the Company amended the agreements for the mortgage term loan, whereby the Company agreed to pay monthly instalments of interest only commencing on July 9, 2023 until and including October 9, 2023. Commencing November 9, 2023, the Company will pay monthly instalments of principal and interest in the amount of \$16,520 until July 9, 2026, the loan maturity date. For the three and nine months ended September 30, 2023, the Company incurred interest expense of \$23,055 and \$69,341, respectively (2022 - \$23,957 and \$72,003, respectively) related to this loan. The mortgage term is secured by a first registered charge and assignment, as well as a general security agreement over all present and future assets of Agassiz.
- (d) On April 7, 2022, the Company, through its wholly owned subsidiary Pathfinder Camp Resorts (Agassiz) Inc. (formerly Pathfinder Camp Resorts Inc.), raised \$600,000 through the issuance of a mortgage term loan. The mortgage bears interest at prime rate plus 3.25% per annum and is repayable on July 31, 2023. On July 17, 2023, the loan maturity date was extended to January 7, 2025. All other terms of the mortgage remain the same. For the three and nine months ended September 30, 2023, the Company incurred interest expense of \$15,421 and \$44,976, respectively (2022 - \$11,414 and \$17,865, respectively) related to this loan. The mortgage term is secured by a first charge on the expansion land parcel acquired by Agassiz.
- (e) On April 26, 2023, the Company, together with Parksville, refinanced the first and second mortgage term loans for the Parksville property. The refinancing increased the overall loan value to \$4,200,000 from combined balance of \$3,555,857 reported at March 31, 2023. The new mortgage loan has a three-year term and bears interest of 9.5% with interest-only payments for the first 12 months and blended payment starting thereafter based on a 15-year amortization period.

The mortgage term is secured by a first registered charge and assignment of rent, a general security agreement over all present and future assets, as well as a pledge of shares of Parksville. The agreement provides a right-of-first-refusal provision on all current and future properties of the Company and restrictions on future debt financing, whereby lender consent must be obtained prior to raising additional debt. The Company has the right to repay the full principal amount of the loan at anytime prior to the maturity date.

As a financial covenant, the Company must maintain a quarterly debt service ratio of not less than 1:1, calculated on the combined net operating income of Parksville and Fort Langley.

For the three and nine months ended September 30, 2023, the Company incurred interest expense of \$112,865 and \$192,977, respectively (2022 - \$nil and \$nil, respectively) related to this loan.

PATHFINDER VENTURES INC.**Notes to the Condensed Interim Consolidated Financial Statements****For the three and nine months ended September 30, 2023 and 2022**

(Unaudited - Expressed in Canadian dollars, except where noted)

13. CONVERTIBLE PROMISSORY NOTES

A summary of the Company's convertible promissory notes is as follows:

	\$
Balance, December 31, 2021	464,016
Debt extinguishment	(500,000)
Convertible promissory notes issued	500,000
Gain on debt extinguishment	(16,325)
Accretion expense	35,984
Reclassification to promissory notes (Note 11)	(483,675)
Balance, September 30, 2023 and December 31, 2022	-

On October 30, 2020, the Company raised \$500,000 through the issuance of a convertible promissory note to a director of the Company, that matures on the earlier of April 1, 2021 or an event of default occurring. The holder may at any time convert a portion of the remaining principal into common shares of the Company at \$0.15 per share. The equity component at the grant date was determined to be \$20,720 using the residual value method. The debt component was calculated using a discount rate of 10%. Separate from the conversion feature, the convertible debenture is subject to a 10% annual interest rate, compounded annually. This convertible promissory note is secured by a second fixed financial charge against the lands and property in Agassiz, BC held through the Company's wholly owned subsidiary Pathfinder Camp Resorts (Agassiz) Inc. (formerly Pathfinder Camp Resorts Inc.).

On May 31, 2021, the Company amended the agreement for the issuance of a convertible promissory note to a director of the Company, where both parties agreed to extend the maturity to the earlier of September 30, 2022 or an event of default occurring. This amendment was treated as an extinguishment of the original liability. As such, during the year ended December 31, 2021, the equity portion of the original convertible promissory note of \$20,720 was derecognized and the amended equity component was revalued at the extinguishment date using a Black-Scholes option pricing model applying the following inputs: share price of \$0.15; exercise price of \$0.15; expected life of 1.42 years; volatility rate of 100%; dividend yield of 0%; and risk-free rate of 0.21%. The fair value of the equity component at the date of extinguishment was determined to be \$224,700. Consequently, \$134,602 was recorded as a loss on debt extinguishment to reserves.

On July 26, 2021, \$150,000 of the convertible promissory note balance was assigned from the director to another related party of the Company and \$100,000 of the convertible promissory note balance was assigned from the director to a new holder that is unrelated to Company. There were no changes to the term of the convertible promissory notes at the time of this assignment.

On September 29, 2022, the Company amended the agreement for this convertible promissory note, whereby all parties agreed to extend the maturity to the earlier of January 31, 2023, or an event of default occurring and with no conversion feature. This amendment was treated as an extinguishment of the original liability. As such, the equity portion of the convertible promissory note of \$224,700 was reclassified from reserves to deficit. A new promissory note for \$483,675 was recorded with no conversion feature, which results in the reclassification to the promissory notes (Note 11). Consequently, \$16,325 was recorded as a gain on debt extinguishment to net loss and comprehensive loss in the year ended December 31, 2022.

14. CONVERTIBLE DEBENTURES

A summary of the Company's convertible debentures is as follows:

	Debenture issuance	Liability component	Equity component
	\$	\$	\$
Balance, December 31, 2021	2,500,000	2,055,872	256,675
Interest expense	-	250,000	-
Accretion expense	-	353,285	-
Balance, December 31, 2022	2,500,000	2,659,157	256,675
Settlement of interest expense	-	(396,681)	-
Interest expense	-	200,739	-
Accretion expense	-	172,975	-
Gain on modification of convertible debentures	-	(27,148)	-
Settlement of convertible debentures	-	(105,000)	(15,139)
Balance, September 30, 2023	2,500,000	2,504,042	241,536

PATHFINDER VENTURES INC.**Notes to the Condensed Interim Consolidated Financial Statements****For the three and nine months ended September 30, 2023 and 2022**

(Unaudited - Expressed in Canadian dollars, except where noted)

14. CONVERTIBLE DEBENTURES (continued)**a) Tranche 1**

On July 26, 2021, the Company completed a brokered placement of tranche 1 convertible debentures for total gross proceeds of \$1,340,000. The convertible debentures are unsecured, bear interest at 10% per annum and mature two years after the date of issue. Each convertible debenture is convertible into units at a price of \$0.22. Each unit consists of one common share and one non-transferrable warrant entitling the holder to purchase one common share at a price of \$0.33 until July 26, 2023. Conversion is at the right of the holder; however, the Company may force conversion of the convertible debentures into units in the event that the Company's shares close at a price of more than two times the conversion price of \$0.22 for ten consecutive trading days. On initial recognition, the convertible debentures were discounted at a rate of 18% and recorded at the present value of interest and principal payments of \$1,055,405, net of transaction costs. Transaction costs were \$97,067, comprised of a cash payment of \$68,100 and 308,083 finder's warrants with a fair value of \$28,967. Each finder's warrant entitles the holder to purchase one common share of the Company at \$0.33 and expires on July 26, 2023. The fair value of finder's warrants was determined using a Black-Scholes option pricing model applying the following inputs: share price of \$0.22; exercise price of \$0.33; expected life of two years; volatility rate of 100%; dividend yield of 0%; and risk-free rate of 0.56%. The equity component representing the conversion feature was calculated using the residual method and determined to be \$187,528.

On February 1, 2023, the Company obtained 30-day waivers for the \$201,551 of accrued interest payment due on February 5, 2023. On March 6, 2023, the Company extended the payment of interest to April 30, 2023, during which period the holders of the debenture were entitled to 12% interest on the \$1,340,000 principal and the overdue interest of \$201,551. This amendment was treated as debt modification. The debt modification gave rise to a loss on debt modification of \$21,870. On April 28, 2023, the Company settled \$197,109 of interest expense by paying cash, with \$15,896 of the remaining unpaid interest pertaining to an amount due to a related party, for which a waiver for the payment was obtained until July 26, 2023.

On July 26, 2023, the Company entered into an agreement with the convertible debenture holders to extend the maturity dates and conversion terms from July 26, 2023 to December 1, 2023 as well as to defer payment of the accrued interest on the convertible debenture principal balance of \$1,235,000. All other terms of the convertible debenture remain the same. This amendment was treated as debt modification. The debt modification gave rise to a gain on debt modification of \$41,121.

On August 30, 2023, the Company settled \$105,000 of tranche 1 convertible debenture principal and \$5,207 of accrued interest with 2,755,173 common share units at a price of \$0.04 per common share unit. Each unit consists of one common share and a one-half warrant, each whole warrant entitles the holder to purchase a common share at a price of \$0.08 until February 28, 2025. If after December 31, 2023, the shares trade or close at \$0.15 or higher for ten consecutive trading days, the Company may accelerate the expiry of the warrants by giving notice via news release, after which the warrants will automatically expire on the 30th day after such notice (Note 15). The value of the conversion feature for these settled convertible debentures was transferred from reserve to contributed surplus in the amount of \$15,139.

Included in convertible debentures as at September 30, 2023 is \$88,032 of unpaid interest related to tranche 1 convertible debentures (December 31, 2022 - \$192,005).

b) Tranche 2

On September 8, 2021, the Company completed a brokered placement of tranche 2 convertible debentures for total gross proceeds of \$1,160,000. The convertible debentures are unsecured, bear interest at 10% per annum and mature on September 8, 2023. Each convertible debenture is convertible into units at a price of \$0.22. Each unit consists of one common share and one non-transferrable warrant entitling the holder to purchase one common share at a price of \$0.33 until September 8, 2023. Conversion is at the right of the holder; however, the Company may force conversion of the convertible debentures into units in the event that the Company's shares close at a price of more than two times the conversion price of \$0.22 for ten consecutive trading days. On initial recognition, the convertible debentures were discounted at a rate of 18% and recorded at the present value of interest and principal payments of \$898,869, net of transaction costs. Transaction costs were \$97,048, comprised of a cash payment of \$68,103 and 308,098 finder's warrants with a fair value of \$28,945. Each finder's warrant entitles the holder to purchase one common share of the Company at \$0.33 and expires on September 8, 2023. The fair value of finder's warrants was determined using a Black-Scholes option pricing model applying the following inputs: share price of \$0.22; exercise price of \$0.33; expected life of two years; volatility rate of 100%; dividend yield of 0%; and risk-free rate of 0.56%. The equity component representing the conversion feature was calculated using the residual method and determined to be \$164,082.

PATHFINDER VENTURES INC.

Notes to the Condensed Interim Consolidated Financial Statements

For the three and nine months ended September 30, 2023 and 2022

(Unaudited - Expressed in Canadian dollars, except where noted)

14. CONVERTIBLE DEBENTURES (continued)

On March 14, 2023, the Company extended the payment of interest of \$173,523 due on March 18, 2023 to April 30, 2023, during which period the holders of the debenture were entitled to 12% interest on the \$1,160,000 principal and the overdue interest of \$173,523. This amendment was treated as debt modification. The debt modification gave rise to a loss on debt modification of \$18,989. On April 28, 2023, the Company settled \$178,469 of interest expense by paying cash.

On July 26, 2023, the Company entered into an agreement with the convertible debenture holders to extend the maturity dates and conversion terms from September 8, 2023 to December 1, 2023 as well as to defer payment of the accrued interest on the convertible debenture principal balance of \$1,160,000. All other terms of the convertible debenture remain the same. This amendment was treated as debt modification. The debt modification gave rise to a gain on debt modification of \$26,886.

Included in convertible debentures as at September 30, 2023 is \$65,468 of unpaid interest related to tranche 2 convertible debentures (December 31, 2022 - \$152,230).

15. SHARE CAPITAL

a) Authorized

Unlimited number of common voting shares without par value.

b) Issued and outstanding

During the nine months ended September 30, 2023, the Company had the following share capital transactions:

- On August 30, 2023, the Company settled \$105,000 of tranche 1 convertible debenture principal and \$5,207 of accrued interest by issuing 2,755,173 common share units at a price of \$0.04 per common share unit. Each unit consists of a one common share and one-half share purchase warrant. Each whole warrant entitles the holder to purchase a common share of the Company at a price of \$0.08 until February 28, 2025. If, after December 31, 2023, the shares trade or close at \$0.15 or higher for ten consecutive trading days, the Company may accelerate the expiry of the warrants by giving notice via news release, after which the warrants will automatically expire on the 30th day after such notice. On initial recognition, the warrants had a fair value of \$nil.
- On August 28, 2023, the Company completed a private placement of 10,000,000 units at \$0.04 per unit for gross proceeds of \$400,000, of which \$10,000 was outstanding for collection as at September 30, 2023. Each unit consists of one common share and one-half share purchase warrant. Each whole warrant entitles the holder to purchase one common share of the Company at a price of \$0.08 per common share until February 28, 2025. On initial recognition, the warrants had a fair value of \$nil. The Company paid cash of \$10,060 for unit issuance costs.

There were no share transactions during the year ended December 31, 2022.

16. RESERVES

a) Stock options

The Company has a stock option plan that allows the Company to grant options to its employees, directors, consultants and officers for a maximum of 10% of outstanding shares to be issued.

Options have a maximum term of ten years and terminate up to 90 days following the date on which an optionee ceases to be an employee, director, consultant or officer. In the case of death, the option terminates at the earlier of twelve months after the date of death and the expiration of the option period.

During the nine months ended September 30, 2023, the Company granted 1,860,000 to employees, directors, consultants and officers of the Company at an exercise price of \$0.08. The options expire on August 31, 2028 and vested immediately. The fair value of the options was \$49,594.

PATHFINDER VENTURES INC.
Notes to the Condensed Interim Consolidated Financial Statements
For the three and nine months ended September 30, 2023 and 2022
(Unaudited - Expressed in Canadian dollars, except where noted)

16. RESERVES (continued)

A summary of the Company's assumptions used in the Black-Scholes option pricing model for stock options granted is as follows:

Stock price (\$)	0.04
Exercise price (\$)	0.08
Risk-free interest rate	3.89%
Expected life (in years)	5.00
Expected volatility	100.00%
Dividend rate	0.00%

A summary of the Company's stock option activity is as follows:

	Options outstanding	Weighted average exercise price
	#	\$
Balance, December 31, 2021	3,770,406	0.26
Expired	(304,348)	0.23
Balance, December 31, 2022	3,466,058	0.27
Granted	1,860,000	0.08
Balance, September 30, 2023	5,326,058	0.20

A summary of the Company's stock options outstanding as at September 30, 2023 is as follows:

Expiry date	Outstanding and exercisable	Weighted average exercise price	Weighted average remaining life
	#	\$	Years
October 18, 2026	900,272	0.22	3.05
October 18, 2026	565,218	0.23	3.05
November 22, 2026	2,000,568	0.30	3.15
August 31, 2028	1,860,000	0.08	4.92
	5,326,058	0.20	3.74

b) Warrants

A summary of the Company's warrant activity is as follows:

	Warrants outstanding and exercisable	Weighted average exercise price
	#	\$
Balance, December 31, 2021	2,317,018	0.25
Expired	(1,139,030)	0.22
Balance, December 31, 2022	1,177,988	0.28
Issued	6,377,587	0.08
Expired	(1,177,988)	0.21
Balance, September 30, 2023	6,377,587	0.08

PATHFINDER VENTURES INC.
Notes to the Condensed Interim Consolidated Financial Statements
For the three and nine months ended September 30, 2023 and 2022
(Unaudited - Expressed in Canadian dollars, except where noted)

16. RESERVES (continued)

A summary of the Company's outstanding warrants as at September 30, 2023 is as follows:

Expiry date	Outstanding and exercisable	Weighted average exercise price	Weighted average contractual remaining life
	#	\$	Years
February 28, 2025	6,377,587	0.08	1.44

During the nine months ended September 30, 2023, 1,177,988 outstanding warrants expired (December 31, 2022 - 1,139,030).

17. RELATED PARTY TRANSACTIONS

Key management personnel include those persons having the authority and responsibility of planning, directing and executing the activities of the Company. The Company has determined that its key management personnel consist of executive and non-executive members of the Company's Board of Directors and corporate officers.

A summary of the Company's related party transactions is as follows:

	Three months ended		Nine months ended	
	September 30,		September 30,	
	2023	2022	2023	2022
	\$	\$	\$	\$
Interest expense	25,526	32,521	79,718	52,356
Legal and professional fees	-	3,420	4,860	77,420
Salaries and benefits	103,846	97,984	328,996	240,950
Share-based compensation	35,996	54,050	35,996	152,633
	165,368	187,975	449,570	523,359

A summary of the Company's related party balances is as follows:

	September 30, 2023	December 31, 2022
	\$	\$
Receivables	10,137	-
Accounts payable and accrued liabilities	210,950	128,705
Promissory notes	700,000	694,215
Convertible debentures	108,480	107,785

Included in receivables are recoverable operating expenses paid on behalf of properties managed by related parties, as well as proceeds from sale of equipment to a related party, both of which remained outstanding as at September 30, 2023.

Included in accounts payable and accrued liabilities as at September 30, 2023 is accrued interest of \$210,950 (December 31, 2022 - \$124,164) with respect to promissory notes and convertible debentures (Note 11 and 14).

PATHFINDER VENTURES INC.

Notes to the Condensed Interim Consolidated Financial Statements

For the three and nine months ended September 30, 2023 and 2022

(Unaudited - Expressed in Canadian dollars, except where noted)

18. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

a) Fair value of financial assets and liabilities

As at September 30, 2023, the Company's cash, receivables, accounts payable and accrued liabilities approximate their respective fair values due to the short-term nature. These financial instruments and the carrying values of mortgages, promissory notes, and convertible debentures are classified as and measured at amortized cost.

b) Risk management

The Company's financial instruments are exposed to certain financial risks, including credit risk, liquidity risk, market risk, foreign currency risk, and interest rate risk.

Credit risk

Credit risk is the risk of loss associated with the counterparty's inability to fulfill its payment obligations. The risk for cash is mitigated by holding these instruments with highly rated Canadian financial institutions. The maximum credit risk exposure associated with cash is limited to the total carrying value.

Receivables are due within 90 days; management has reviewed these accounts and believe that all balances are collectable net of the bad debt allowance. As at September 30, 2023, the Company has determined an allowance relating to the accounts to be \$nil given its historical collection record.

Included in the receivables are holdbacks which are portions of payments held by the Company's processors from credit card sales. The counterparties retaining the holdbacks are comprised of highly rated Canadian financial institutions and a large global provider of financial services technology. As at September 30, 2023, the Company has determined that the credit risk exposure associated with holdbacks is limited to the total carrying value.

Liquidity risk

The Company's approach to managing liquidity risk is to ensure that it has sufficient liquidity to meet liabilities when due. As at September 30, 2023, the Company had a cash balance of \$656,000 (December 31, 2022 - \$982,482) to settle current liabilities of \$5,606,185 (December 31, 2022 - \$9,251,809). Accounts payable have contractual maturities of less than 30 days and are subject to normal trade terms.

Market risk

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

Foreign currency risk

As at September 30, 2023, the majority of Company's expenditures are in Canadian dollars. Any future equity raised is expected to be predominantly in Canadian dollars. The Company believes it has no significant foreign exchange rate risk. The Company does not hold balances in foreign currencies which would give rise to exposure to foreign exchange rate risk.

Interest rate risk

The Company has exposure as at September 30, 2023 to interest rate risk through its financial instruments. The Company holds mortgages which have variable interest rates between 3.25% - 10.45% per annum.

PATHFINDER VENTURES INC.**Notes to the Condensed Interim Consolidated Financial Statements****For the three and nine months ended September 30, 2023 and 2022**

(Unaudited - Expressed in Canadian dollars, except where noted)

19. CAPITAL RISK MANAGEMENT

The Company's objectives of capital management are intended to safeguard the Company's normal operating requirements on an ongoing basis. The Company is not subject to externally imposed capital requirements and the Company's overall strategy with respect to capital risk management remains unchanged since incorporation.

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. Management reviews its capital management approach on an ongoing basis and believes that this approach, given the relative size of the Company, is reasonable. The Company has in place a planning, budgeting and forecasting process which is used to identify the amount of funds required to ensure the Company has appropriate liquidity to meet short and long-term operating objectives. The Company is dependent on cash flows generated from operation and financing to fund its activities. In order to maintain or adjust its capital structure, the Company may issue new shares or debt. There have been no changes to the Company's approach to capital management during the nine months ended September 30, 2023.

20. SEGMENTED INFORMATION

Reportable segments are defined as components of an enterprise about which separate financial information is available that is evaluated regularly by the chief operating decision makers in deciding how to allocate resources, and in assessing performance.

A summary of the Company's net loss and comprehensive loss by segment for the nine months ended September 30, 2023 and the carrying amounts of assets and liabilities by segment as at September 30, 2023, is as follows:

	Corporate	Resorts	Consolidated
	\$	\$	\$
Revenues	-	2,894,556	2,894,556
Costs of sales	-	(186,810)	(186,810)
Gross profit	-	2,707,746	2,707,746
Operating expenses	1,609,764	2,465,332	4,075,096
Net loss from operations	(1,609,764)	242,414	(1,367,350)
Net loss and comprehensive loss	(1,585,707)	270,656	(1,315,051)
Total assets	327,390	14,070,544	14,397,934
Total liabilities	3,702,704	8,384,335	12,087,039

A summary of the Company's net loss and comprehensive loss by segment for the nine months ended September 30, 2022 and the carrying amounts of assets and liabilities by segment as at September 30, 2022, is as follows:

	Corporate	Resorts	Consolidated
	\$	\$	\$
Revenues	-	2,778,341	2,778,341
Costs of sales	-	(161,147)	(161,147)
Gross profit	-	2,617,194	2,617,194
Operating expenses	1,431,921	2,455,447	3,887,368
Net loss from operations	(1,431,921)	161,747	(1,270,174)
Net loss and comprehensive loss	(1,416,332)	174,456	(1,241,876)
Total assets	241,346	15,478,140	15,719,486
Total liabilities	3,260,661	8,380,751	11,641,412

PATHFINDER VENTURES INC.**Notes to the Condensed Interim Consolidated Financial Statements****For the three and nine months ended September 30, 2023 and 2022**

(Unaudited - Expressed in Canadian dollars, except where noted)

20. SEGMENTED INFORMATION (continued)

A summary of the Company's net loss and comprehensive loss by segment for the three months ended September 30, 2023 and the carrying amounts of assets and liabilities by segment as at September 30, 2023, is as follows:

	Corporate	Resorts	Consolidated
	\$	\$	\$
Revenues	-	1,544,628	1,544,628
Costs of sales	-	(80,715)	(80,715)
Gross profit	-	1,463,913	1,463,913
Operating expenses	555,413	1,005,827	1,561,240
Net loss from operations	(555,413)	458,086	(97,327)
Net loss and comprehensive loss	(488,937)	456,376	(32,561)
Total assets	327,390	14,070,544	14,397,934
Total liabilities	3,702,704	8,384,335	12,087,039

A summary of the Company's net loss and comprehensive loss by segment for the three months ended September 30, 2022 and the carrying amounts of assets and liabilities by segment as at September 30, 2022, is as follows:

	Corporate	Resorts	Consolidated
	\$	\$	\$
Revenues	-	1,402,325	1,402,325
Costs of sales	-	(66,613)	(66,613)
Gross profit	-	1,335,712	1,335,712
Operating expenses	539,074	917,774	1,456,848
Net loss from operations	(539,074)	417,938	(121,136)
Net loss and comprehensive loss	(522,749)	430,752	(91,997)
Total assets	241,346	15,478,140	15,719,486
Total liabilities	3,260,661	8,380,751	11,641,412

The Company's assets are located in Canada.

21. SUBSEQUENT EVENTS

On October 26, 2023, the Company entered into an agreement with a holder of a promissory note with \$100,000 principal to extend the maturity date to December 1, 2023, and to decrease the interest rate to 10% from 12%, effective retroactively from July 1, 2023 to December 1, 2023.

On November 11, 2023, the Company received the remaining outstanding proceeds of \$10,000 from the private placement completed on August 28, 2023.