REGENT PACIFIC PROPERTIES INC.
Consolidated Financial Statements
December 31, 2019 and 2018
(Expressed in Canadian dollars)

MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The accompanying consolidated financial statements of Regent Pacific Properties Inc. for the years ended December 31, 2019 and 2018 have been prepared by management in accordance with International Financial Reporting Standards and, where appropriate, have incorporated estimates based on the best judgment of management.

Management maintains systems of internal control designed to provide reasonable assurance that the assets are safeguarded, all transactions are authorized and duly recorded and financial records are properly maintained to facilitate the preparation of the consolidated financial statements in a timely manner. The Board of Directors is responsible for ensuring that management fulfils its responsibilities for financial reporting and is ultimately responsible for reviewing and approving the consolidated financial statements. The Board of Directors carries out this responsibility principally through its Audit Committee.

The Audit Committee of the Board of Directors has reviewed the consolidated financial statements with management and the external auditors. RSM Alberta LLP, an independent firm of Chartered Professional Accountants, appointed as external auditors by the shareholders upon the recommendation of the Board of Directors, have audited the consolidated financial statements and their report is included herein.

(signed) "Eddie Yu"
Eddie Yu
Chief Executive Officer

(signed) "Rose Chang"
Rose Chang
Interim Chief Financial Officer

April 29, 2020

RSM

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Regent Pacific Properties Inc.

Opinion

We have audited the consolidated financial statements of Regent Pacific Properties Inc. and its subsidiaries (the "Company"), which comprise the consolidated statements of financial position as at December 31, 2019 and December 31, 2018, the consolidated statements of comprehensive income (loss), consolidated statement of changes in equity and consolidated statement of cash flows for the years then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at December 31, 2019 and December 31, 2018, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with International Financial Reporting Standards ("IFRS").

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

Management is responsible for the other information. The other information comprises:

- Management's Discussion and Analysis

Our opinion on the consolidated financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon. In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above, and in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We obtained Management's Discussion and Analysis prior to the date of this auditor's report. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with IFRS, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

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Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

The engagement partner on the audit resulting in this independent auditor's report is Curtis Dorfman.

RSM Alberta LLP

Chartered Professional Accountants
April 29, 2020
Edmonton, Alberta

REGENT PACIFIC PROPERTIES INC.
Consolidated Statements of Financial Position
For the Years Ended December 31, 2019 and 2018
(Expressed in Canadian dollars)

	December 31, 2019	December 31, 2018
ASSETS		
Non-current Assets		
Investment properties (Note 4)	**$ 29,733,020**	$ 31,147,930
Loan receivable from related party (Note 6)	**38,079**	35,588
Furniture and fixtures (Note 5)	**26,330**	32,912
	29,797,429	31,216,430
Current Assets		
Accounts receivable (Note 7)	**37,827**	110,880
Prepaid expenses	**---**	10,030
Cash	**185,542**	---
	223,369	120,910
	$ 30,020,798	$ 31,337,340
LIABILITIES		
Non-current Liabilities		
Prepaid rents	**$ 167,510**	$ 178,678
Deferred income taxes (Note 10)	**1,661,613**	2,192,388
	1,829,123	2,371,066
Current Liabilities		
Mortgages payable (Note 12)	**20,208,364**	19,685,546
Loan payable (Note 8)	**148,482**	138,261
Loan payable to related party (Note 9)	**1,204,115**	1,948,745
Prepaid rents	**118,382**	31,737
Accounts payable and accrued liabilities (Note 13)	**101,692**	106,523
Overdraft facility (Note 14)	**---**	264,980
	21,781,035	22,175,792
	23,610,158	24,546,858
EQUITY		
Share capital (Note 15)	**4,167,624**	4,167,624
Contributed surplus	**560,530**	451,658
Retained earnings	**1,682,486**	2,171,200
	6,410,640	6,790,482
	$ 30,020,798	$ 31,337,340

Contingencies (Note 25)
Subsequent Event (Note 26)

Approved on behalf of the Board of Directors:

(signed) "Eddie Yu" — Director

(signed) "David S. Tam" — Director

See accompanying notes

REGENT PACIFIC PROPERTIES INC.
Consolidated Statements of Comprehensive Income (Loss)
For the Years Ended December 31, 2019 and 2018
(Expressed in Canadian dollars)

	2019	2018
Rental revenue (Note 16)	$ 1,982,040	$ 2,129,494
Recovery of operating expenses	894,625	907,130
Direct operating expenses	(1,031,998)	(1,004,190)
Net rental income	1,844,667	2,032,434
Other expenses		
General and administrative	291,234	218,209
Amortization (Note 5)	6,582	7,144
	297,816	225,353
Income before fair value adjustments on investment properties, interest income, finance costs and debt modification	1,546,851	1,807,081
Fair value adjustments on investment properties (Note 4)	(1,635,205)	440,161
Income (loss) before interest income, finance costs, and debt modification	(88,354)	2,247,242
Interest income	2,556	1,974
Finance costs (Note 17)	(932,166)	(1,007,604)
Debt modification (Note 21)	(1,525)	100,527
	(931,135)	(905,103)
Income (loss) before income taxes	(1,019,489)	1,342,139
Deferred income tax recovery (expense) (Note 10)	530,775	(351,999)
Net income (loss) and comprehensive income (loss)	$ (488,714)	$ 990,140
Net income (loss) per share:		
Basic net income (loss) per common share (Note 18)	$ (0.01)	$ 0.02
Diluted net income (loss) per common share (Note 18)	$ (0.01)	$ 0.02

See accompanying notes

REGENT PACIFIC PROPERTIES INC.
Consolidated Statements of Changes in Equity
For the Years Ended December 31, 2019 and 2018
(Expressed in Canadian dollars)

	Share Capital (Note 15)					
	Number	Amount	Contributed Surplus	Warrants	Retained Earnings	Total
Balance, December 31, 2017	40,039,000	$ 4,167,624	$ 274,210	$ 135,185	$ 1,181,060	$ 5,758,079
Expiry of warrants	---	---	135,185	(135,185)	---	---
Share-based compensation	---	---	42,263	---	---	42,263
Net income	---	---	---	---	990,140	990,140
Balance, December 31, 2018	40,039,000	4,167,624	451,658	---	2,171,200	6,790,482
Share-based compensation	---	---	108,872	---	---	108,872
Net loss	---	---	---	---	(488,714)	(488,714)
Balance, December 31, 2019	**40,039,000**	**$ 4,167,624**	**$ 560,530**	**$ ---**	**$ 1,682,486**	**$ 6,410,640**

See accompanying notes

REGENT PACIFIC PROPERTIES INC.
Consolidated Statements of Cash Flows
For the Years Ended December 31, 2019 and 2018
(Expressed in Canadian dollars)

	2019	2018
Cash provided by (used in):		
Operating Activities		
Net income (loss)	**$ (488,714)**	$ 990,140
Adjustments for:		
Accrued interest income	**(2,491)**	(1,974)
Finance costs (Note 17)	**932,166**	1,007,604
Debt modification (Note 21)	**1,525**	(100,527)
Amortization (Note 5)	**6,582**	7,144
Fair value adjustments to investment property (Note 4)	**1,635,205**	(440,161)
Straight-line rent adjustment (Note 4)	**24,415**	9,541
Share-based compensation	**108,872**	42,263
Deferred income tax expense (recovery) (Note 10)	**(530,775)**	351,999
Net changes in non-cash working capital items (Note 19)	**153,729**	72,318
Net cash from operations	**1,840,514**	1,938,348
Investing Activities		
Additions to furniture and fixtures (Note 5)	**---**	(8,671)
Additions to investment properties (Note 4)	**(244,710)**	---
Net cash used in investing activities	**(244,710)**	(8,671)
Financing Activities		
Advances from related party	**2,000,000**	2,000,000
Proceeds from mortgage financing	**18,017,202**	17,877,237
Repayments of mortgage financing	**(17,497,356)**	(18,258,611)
Interest paid	**(866,383)**	(835,069)
Repayment of loan payable to related party	**(2,798,745)**	---
Repayment of loan payable	**---**	(430,215)
Repayment of expired debentures	**---**	(2,571,793)
Net cash used in financing activities	**(1,145,282)**	(2,218,451)
Increase (decrease) in cash	**450,522**	(288,774)
Cash (bank indebtedness), beginning of year	**(264,980)**	23,794
Cash (bank indebtedness), end of year	**$ 185,542**	$ (264,980)

See accompanying notes

1. **Nature of Business**

Regent Pacific Properties Inc. (the “Company”) is incorporated and domiciled in Canada and is a real estate development and investment Company that invests in residential and commercial properties located in Edmonton, Alberta. The address of the Company’s registered head office is 2607 Ellwood Dr SW, Edmonton, AB, T6X 0P7. The Company trades on the TSX Venture Exchange under the symbol “RPP”.

These consolidated financial statements were authorized for issue by the Company's Board of Directors on April 29, 2020.

2. **Basis of Presentation**

a) Statement of Compliance

These consolidated financial statements have been prepared in accordance and compliance with International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board (“IASB”) and Interpretations of the IFRS Interpretations Committee (“IFRSIC”).

b) Basis of Measurement

The consolidated financial statements have been prepared on a going concern and historical cost basis except for the measurement of investment properties, which are stated at fair value.

c) Functional Currency

The consolidated financial statements are presented in Canadian dollars, which is the Company’s and its subsidiaries functional currency.

d) Use of Estimates and Judgements

The preparation of consolidated financial statements in conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities and the reported amounts of revenues and expenses. Actual results could differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future years affected.

The estimates and judgements that are critical to the determination of the amounts reported in the consolidated financial statements relate to the following:

i) Investment Properties

The determination of the fair value of the investment properties requires the use of estimates such as net operating income based on market lease rates per square feet, vacancy rates and capitalization rates and available comparable transactions. These estimates are based on market conditions existing at the reporting date. The critical estimates and assumptions underlying the valuation of the investment properties are described in Note 4.

2. **Basis of Presentation** (Continued)

d) Use of Estimates and Judgements (Continued)

ii) Deferred Income Taxes

The amounts recorded for deferred income taxes are based on estimates as to the timing of the reversal of temporary differences and tax rates currently substantively enacted. They are also based on estimates of the probability of the Company utilizing losses carried forward. To the extent assumptions regarding future probability change, there can be a change in the amounts recognized in respect of deferred tax assets as well as the amounts recognized in profit or loss in the period in which the change occurs.

iii) Accounting for Acquisitions

The Company assesses whether an acquisition transaction is an asset acquisition or a business combination under IFRS 3, Business Combinations ("IFRS 3"). This assessment requires management to make judgements about whether the assets acquired and liabilities assumed constitute a business combination as defined in IFRS 3 and if the integrated set of activities, including inputs and processes acquired, are capable of being conducted and managed as a business and the Company obtains control of that business. When the acquisition does not meet the definition of a business combination, the Company accounts for the acquisition as an asset acquisition.

iv) Share-based Compensation

The valuation of stock options and warrants issued is based on management's best estimate of the future volatility of the Company's share price, estimated market price of the Company's shares at grant date, expected lives of the options and warrants, expected dividends and other relevant assumptions. Future volatility of the Company's share price is estimated based on the historical volatility of the Company's share price.

v) Leases

The Company makes judgments in determining whether certain leases, in particular tenant leases with long contractual terms where the Company is the lessor, are operating or finance leases. The Company has determined that all of its leases are operating leases.

3. **Significant Accounting Policies**

The following is a summary of the significant accounting policies applied in the preparation of these consolidated financial statements. These policies have been consistently applied to all years presented, unless otherwise stated.

New Accounting Standards Adopted

i) IFRS 16, Leases

IFRS 16 was issued in January 2016 and supersedes IAS 17 Leases and sets out the principals for the recognition, measurement, presentation and disclosure of leases for both parties to a contract: i.e. the customer (lessee) and the supplier (lessor).

Lessor accounting is substantially unchanged from IAS 17 or previous requirements. Lessors will continue to classify all leases using the same classification principles and distinguish between operating and finance leases. Consistent with IAS 17, leases with tenants continue to be accounted for as operating leases.

From a lessee perspective, IFRS 16 eliminates the classification of leases as either operating or finance leases as is required by IAS 17 and, instead, introduces a single lessee accounting model. The most significant effect of the new standard was the lessee's recognition of the initial present value of unavoidable future lease payments as lease assets and lease liabilities on the statement of financial position, including those for most leases that would be currently accounted for as operating leases. Both leases with durations of 12 months or less and leases for low-value assets may be exempted.

The Company adopted IFRS 16 Leases on January 1, 2019 using the modified retrospective basis. The adoption of the new standard by the Company resulted in no change to the presentation to the Company's consolidated financial statements.

ii) IFRIC 23 – Uncertainty over Income Tax Treatments

On January 1, 2019, the Company adopted IFRIC 23, "Uncertainty over Income Tax Treatments" ("IFRIC 23"), which has clarified the application of the recognition and measurement requirements in IAS 12, "Income Taxes" ("IAS 12"), for situations where there is uncertainty over income tax treatments. IFRIC 23 specifically addresses whether an entity considers income tax treatments separately; assumptions that an entity makes regarding the examination of tax treatments by taxation authorities; how an entity determines taxable income or loss, tax bases, unused tax losses or credits and tax rates; and how an entity considers changes in facts and circumstances. IFRIC 23 does not apply to taxes or levies outside the scope of IAS 12. The adoption of IFRIC 23 did not have an impact on the Company's consolidated financial statements.

Basis of Consolidation

These consolidated financial statements consist of Regent Pacific Properties Inc. and its wholly-owned subsidiaries Cassel Centre Ltd. and 1572587 Alberta Ltd. All intercompany balances and transactions have been eliminated upon consolidation. Subsidiaries are entities over which the Company has control and are consolidated from the date control commences until control ceases. Control is achieved when the Company has power over the investee; is exposed, or has rights, to variable returns from its involvement with the investee; and has the ability to use its power to affect its returns.

3. **Significant Accounting Policies** (Continued)

Cash (Overdraft Facility)

Cash includes cash held in a Canadian financial institution. Overdraft facility represents an overdraft drawn on account held with the same institution.

Investment Properties

A property that is held to earn rental income, for capital appreciation or both is classified as an investment property.

The investment properties acquired through asset purchase are initially measured at its cost, including related transaction costs.

All direct development costs, insurance, realty taxes and borrowing costs incurred in connection to the construction or development are capitalized during the development period. This period extends from the date that activities commence to prepare the property for its intended use and ends when such activities are substantially complete.

Where the Company has pre-leased space at or prior to the investment property being substantially ready for its intended use, and the lease requires tenant improvements, which enhance the value of the property, practical completion is considered to occur when such improvements are completed.

After the initial recognition, the investment property is measured using the fair value model. The investment is recorded at fair value, determined based on available market evidence at each reporting date. Changes in fair value are recognized in net income in the period in which it arises. The fair value is determined by a third-party valuation professional using a combination of income approach via overall income capitalization, income approach via discounted cash flow and direct comparison approach.

Lease incentives, which include costs incurred to make leasehold improvements to tenants' space, straight-line rents included in revenue and cash allowances provided to tenants, are added to the carrying amount of the investment property.

Capital additions to an investment property are capitalized to the carrying amount of the investment property when incurred and then considered in the fair value adjustment of the investment property at the next reporting date.

Furniture and Fixtures

Furniture and fixtures are recorded at cost less accumulated depreciation. Depreciation is calculated on a declining balance basis at the following annual rate commencing on the date the furniture and fixtures are available for use:

Furniture and fixtures - 20%

Leasing Costs

Leasing commissions are fees paid in connection with negotiating lease contracts with lessees. Such fees are included in the carrying amount of the investment property.

3. **Significant Accounting Policies** (Continued)

Finance Costs

Finance costs are comprised of interest on mortgages, finance fees on mortgages, and interest on loan payable. Finance costs are recognized in income using the effective interest rate method.

Revenue

Revenue includes lease revenue from investment properties including base rents, and parking revenue. The Company has determined that all of its leases are operating leases. Rental revenue from operating leases is recognized on a straight-line basis over the term of the related lease agreements. When incentives are provided to the tenants, the cost of the incentives is recognized over the lease term, on a straight-line basis, as a reduction to rental revenue.

Revenues also include recoveries of specified operating expenses, in accordance with the terms of the lease agreements. Recoveries are recognized in the period in which the related operating expense was incurred and performance obligations are completed.

Income Taxes

Current income tax is the expected amount of tax payable to the taxation authorities, using tax rates enacted, or substantively enacted at the end of the reporting period, and any adjustment to tax payable in respect of previous years.

Deferred income tax is recognized using the liability method based on the temporary differences between the tax basis of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax assets are the result of recognizing the benefit associated with deductible temporary differences, unused tax credits and tax loss carry forwards. The carrying amount of the deferred tax liabilities and assets is determined on a non-discounted basis using the tax rates and laws that have been enacted or substantively enacted at the reporting date and are expected to apply when the deferred tax asset or liability is settled. Deferred tax assets are recognized to the extent that it is probable that the assets can be recovered.

Share-based Payments

The Company uses the Black-Scholes option pricing model to fair value options granted during the year to directors, officers and employees. The estimated fair value of options on the date of grant is recognized as compensation expense over the vesting period. The number of expected forfeitures is estimated at the grant date and adjustments for actual forfeitures are made as they occur.

Basic and Diluted Net Income Per Share

The Company presents basic and diluted net income per share (“EPS”) data for its common shares. Basic EPS is calculated by dividing the profit or loss attributable to common shareholders of the Company by the weighted average number of common shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to common shareholders and the weighted average number of shares outstanding, for the effects of all dilutive potential common shares.

3. **Significant Accounting Policies** (Continued)

Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the reporting date, taking into account the risks and uncertainties surrounding the obligation. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation.

Financial Instruments

i) Classification and Measurements

Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument.

The Company classifies its financial instruments in the following categories: at fair value through profit and loss (FVTPL), at fair value through other comprehensive income (FVTOCI) or at amortized cost. The Company determines the classification of financial assets at initial recognition. The classification of debt instruments is driven by the Company's business model for managing the financial instruments and their contractual cash flow characteristics. Equity instruments that are held for trading (including all equity derivative instruments) are classified as FVTPL. On the day of acquisition, the Company can make an irrevocable election (on an instrument-by-instrument basis) to designate other equity instruments as FVTOCI. Financial liabilities are measured at amortized cost, unless they are required to be measured at FVTPL (such as instruments held for trading or derivatives) or the Company has opted to measure them at FVTPL.

Subsequent to initial recognition, non-derivative financial instruments are measured as described below:

a) Financial assets at fair value through other comprehensive income

   Elected investments in equity instruments at FVTOCI are initially recognized at fair value plus transaction costs. Subsequently they are measured at fair value, with gains and losses arising from changes in fair value recognized in other comprehensive income (loss). No financial instruments have been classified in this category.

b) Financial assets and liabilities at amortized cost

   Financial assets and liabilities at amortized cost are initially recognized at fair value, net of transaction costs, and subsequently carried at amortized cost less any impairment. Cash, accounts receivable, loan receivable from related party, accounts payable and accrued liabilities, mortgages payable, loan payable, loan payable to related party and overdraft facilities are classified in this category.

3. **Significant Accounting Policies** (Continued)

Financial Instruments (Continued)

c) Financial assets and liabilities at fair value through profit or loss

Financial assets and liabilities carried at FVTPL are initially recorded at fair value and transaction costs are expensed in the statement of net income (loss). Realized and unrealized gains and losses arising from changes in the fair value of the financial assets and liabilities held at FVTPL are included in the statements of net income (loss) in the period in which they arise. Where management has opted to recognize a financial liability at FVTPL, any changes associated with the Company's own credit risk will be recognized in other comprehensive income (loss). No financial instruments have been classified in this category.

ii) Impairment of Financial Assets at Amortized Cost

At each reporting date, each financial asset measured at amortized cost is assessed for impairment under an expected credit loss (ECL) model. The Company applies the simplified approach which uses lifetime ECLs for accounts receivable and the general approach for other receivables.

The Company uses an accounts receivable aging provision matrix to measure the ECL for accounts receivable and applies loss factors to aging categories greater than 30 days past due.

The Company's loan receivable from related party is considered to have low credit risk, and the loss allowance recognized during the period was therefore limited to 12 months expected losses. These financial assets are considered by management to be "low credit risk" when the financial assets have a low risk of default and the borrower has a strong capacity to meet its contractual cash flow obligations in the near term.

iii) Derecognition

The Company derecognizes financial assets only when the contractual rights to cash flows from the financial assets expire, or when it transfers the financial assets and substantially all the associated risks and rewards of ownership to another entity. Gains and losses on derecognition are generally recognized in the statement of comprehensive income (loss). However, gains and losses on derecognition of financial assets classified as FVTOCI remain within the accumulated other comprehensive income (loss).

The Company derecognizes financial liabilities only when its obligations under the financial liabilities are discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognized and the consideration paid and payable, including any non-cash assets transferred or liabilities assumed, is recognized in the statement of comprehensive income (loss).

Accounting Standards and Amendments Issued but not yet Effective

In October 2018, the IASB issued 'Definition of a Business (Amendments to IFRS 3)' aimed at resolving the difficulties that arise when an entity determines whether it has acquired a business or a group of assets. The amendments are effective for business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after January 1, 2020. The Company will conduct an assessment of the effect of the amendments, if any, when contemplating any future potential acquisitions.

(Expressed in Canadian dollars)

4. **Investment Properties**

	Residential	Commercial	Total
Balance, December 31, 2017	$ 3,917,310	$ 26,800,000	$ 30,717,310
Straight-line rent adjustment	---	(9,541)	(9,541)
Fair value adjustment	(69,380	509,541	440,161
Balance, December 31, 2018	3,847,930	27,300,000	31,147,930
Additions	**---**	**244,710**	**244,710**
Straight-line rent adjustment	**---**	**(24,415)**	**(24,415)**
Fair value adjustment	**(114,910)**	**(1,520,295)**	**(1,635,205)**
Balance, December 31, 2019	**$ 3,733,020**	**$ 26,000,000**	**$ 29,733,020**

The Company values its investment properties using Level 3 inputs. The investment properties were appraised by third party accredited valuation professionals. For the residential properties the entire building in which the units are located was evaluated using the direct comparison approach. For the commercial property a combination of income approach via overall income capitalization, income approach via discounted cash flow and direct comparison approach were used.

Residential Properties

On July 1, 2017, the Company entered into agreements for sale and purchased 15 residential condominium units in the same condominium plan, from a Company controlled 50% by a director of the Company.

The agreements for sale are agreements between the Company, as buyer and a related party, as seller, whereby the Company paid 30% of the purchase price, with the balance paid over a period of time on terms as negotiated and agreed between the parties. The agreements for sale provide for vendor financing matching the vendor's financing on the units for a 2-year term with monthly blended payments of principal and interest, with interest of 2.95% per annum based on a 25-year amortization and a final payment date on June 30th, 2020. The Company has the right to pre-pay all or any part of the amount outstanding at any time during the 2-year term without notice, bonus or penalty. On June 30, 2019, the Company signed an agreement to extend the final payment to June 30, 2020.

The 15 condominium units ranged in price from $198,475 to $301,750 for total consideration of $3,518,150. A payment of 30% was made on each unit, with the balance of the purchase paid by related party vendor financing.

The direct comparison approach was used to determine individual retail values for each of the units. The direct comparison approach compares the subject property to sales of other similar properties to establish their value. Use of the approach determined that one-bedroom units would be able to achieve a sale price of $280 (2018 - $290) per square foot, one-bedroom plus den and two bedroom units up to and including 1,000 square feet would be able to achieve $265 (2018 - $275) per square foot, and two-bedroom units above 1,000 square feet would be able to achieve $255 (2018 - $265) per square foot. It was also determined that main floor and fourth floor units would likely be more desirable and were given a premium of $4,000 (2018 - $4,000) per unit.

(Expressed in Canadian dollars)

4. **Investment Properties** (Continued)

Commercial Property

In applying the income approach via overall income capitalization, the stabilized net operating income is capitalized at an overall capitalization rate. The most appropriate income year to measure the value of the property is the forthcoming twelve-month period, the "year one" income, as this year requires the fewest assumptions and provides the most certain net operating income over the investment horizon. An overall capitalization rate range of between 6.25% and 6.75% (2018 – 6.25% and 6.75%) was determined and the mid-rate of 6.50% (2018 – 6.50%) was applied to the year one net operating income of $ $1,677,124 (2018 - $1,819,873) to arrive at a final value (rounded) estimate of $25,670,000 (2018 - $28,000,000).

Values determined by the capitalization of income are most sensitive to changes in capitalization rate. A 0.50% increase in the capitalization rate would decrease the value arrived at by $1,711,086, and a 0.50% decrease in the capitalization rate would increase the value arrived at by $2,282,067.

In applying the income approach via discounted cash flow, a discount rate is selected and applied to the expected stream of future cash flows, and then a reversionary capitalization rate is applied to the discounted value to determine a value. A discount rate range of between 7.25% and 7.75% (2018 – 7.25% and 7.75%) and a reversionary capitalization rate range of between 6.50% to 7.00% (2018 – 6.50% and 7.00%) were used to arrive at a mid-point value (rounded) of $24,900,000 (2018 - $26,180,000).

In applying the direct comparison method, the property was compared to properties that have sold recently or are currently listed and considered to be relatively similar to the property. A unit of comparison, i.e. the sale price per square foot of leasable area is then used to facilitate the analysis. An estimated unit value of $350 per square foot for the main floor bays, and $385 per square foot for the office tower was considered achievable (2018 - $370 and $385 per square foot value range). $350 per square foot applied to the leasable building area of the main floor bays of 17,220 square feet arrives at a final value (rounded) of $6,030,000. $385 per square foot applied to the leasable building area of the tower of 54,100 square feet (less holding and lease up costs) arrives at a final value (rounded) of $20,690,000. The combined total value (rounded) arrived at is $26,720,000 (2018 - $27,200,000).

The three approaches were reconciled with the overall income capitalization method given primary emphasis. The discounted cash flow analysis was included due to the multi-tenant nature of the building, and the duration and escalation of the leases. The direct comparison approach was given secondary emphasis. The overall reconciled market value of the investment property as at December 31, 2019 was determined to be $26,000,000 (2018 - $27,300,000).

The Company leases space in its commercial investment property to tenants under non-cancellable operating leases. The leases have various terms. As at December 31, 2019, the total future contractual minimum base rent lease payments expected to be received under non-cancellable leases are as follows:

One year or less	$ 1,473,492
2 – 5 years	2,967,857
Greater than 5 years	---
	$ 4,441,349

(Expressed in Canadian dollars)

5. **Furniture and Fixtures**

	Cost						
	Balance at January 1, 2018	Additions	Disposals	Balance at December 31, 2018	Additions	Disposals	**Balance at December 31, 2019**
Furniture and fixtures	$ 73,588	$ 8,671	$ ---	$ 82,259	$ ---	$ ---	**$ 82,259**

	Accumulated Depreciation						
	Balance at January 1, 2018	Additions	Disposals	Balance at December 31, 2018	Additions	Disposals	**Balance at December 31, 2019**
Furniture and fixtures	$ 42,203	$ 7,144	$ ---	$ 49,347	$ 6,582	$ ---	**$ 55,929**

	Net Book Value	
	Balance at December 31, 2019	Balance at December 31, 2018
Furniture and fixtures	**$ 26,330**	$ 32,912

6. **Loan Receivable from Related Party**

	2019	2018
Loan receivable is unsecured, bears interest at 7% and has no specified terms of repayment	**$ 35,588**	$ 28,208
Interest accrued	**2,491**	7,380
	$ 38,079	$ 35,588

The loan receivable is repayable from an entity owned and controlled by one of the directors of the Company.

7. **Accounts Receivable**

Accounts receivable is comprised of the following items:

	2019	2018
Accrued recovery of operating expenses	**$ --**	$ 66,587
Rents receivable	**31,318**	37,709
Goods and Services Tax receivable	**6,509**	6,584
	$ 37,827	$ 110,880

Included in accounts receivable is an amount of $nil (2018 - $3,389) which is rents receivable from entities owned and controlled by one of the directors of the Company.

(Expressed in Canadian dollars)

8. Loan Payable

	2019	2018
Loan payable is unsecured, bears interest at 7%, and has no fixed terms of repayment	$ 122,000	$ 122,000
Interest accrued	26,482	16,261
	$ 148,482	$ 138,261

9. Loan payable to related party

	2019	2018
Loan payable is unsecured, bears interest at 6.5%, no regular payments, principal repayment due November 10, 2019	$ ---	$ 1,930,581
Loan payable is unsecured, bears interest at 8.0%, no regular payments, principal repayment due November 10, 2020	1,150,000	---
Debt modification	26,175	---
Interest accrued	27,940	18,164
	$ 1,204,115	$ 1,948,745

The loan payable is repayable to an entity owned and controlled by one of the directors of the Company.

10. Income Taxes

The tax effects of temporary differences that give rise to significant portions of the deferred tax assets and liabilities are as follows:

	2019	2018
Deferred tax assets (liabilities):		
Tax loss carry-forward	$ 284,552	$ 275,344
Tax basis of finance costs and other	(4,760)	2,574
Tax basis of investment property in excess of carrying value	(1,656,853)	(2,194,962)
	(1,377,061)	(1,917,044)
Less valuation allowance	(284,552)	(274,344)
Net deferred income tax liability	$ (1,661,613)	$ (2,192,388)

(Expressed in Canadian dollars)

10. **Income Taxes** (Continued)

As at December 31, 2019, the Company has non-capital loss carry forwards of $1,237,181, which will expire as follows:

2028	$ 10,171
2029	60,706
2030	72,470
2031	90,260
2032	80,556
2033	40,503
2034	52,596
2035	329,466
2036	130,407
2037	281,510
2038	10,541
2039	77,995

A reconciliation of income taxes at statutory rates is as follows:

	2019	2018
Loss before income taxes	**$ (1,019,489)**	$ 1,342,139
Statutory tax rate	**27%**	27%
Expected tax expense (recovery)	**(275,262)**	362,378
Permanent differences	**29,444**	114
Temporary differences	**(14,034)**	26,937
Net effect of unrecognized non-capital losses	**18,053**	(37,430)
Impact of changes in tax rate	**(288,976)**	---
Income tax expense (recovery)	**$ (530,775)**	$ 351,999

11. **Related Party Transactions**

Related party transactions not disclosed elsewhere in the financial statements:

Key management of the Company includes the Chief Executive Officer and Chief Financial Officer. No remuneration was paid.

During the year, the Company charged a total of $119,830 (2018 - $117,898) to an entity owned and controlled by one of the directors of the Company for recovery of operating expenses.

During the year, the Company received rental income, before straight-line adjustments, of $236,822 (2018 - $264,502) from an entity owned and controlled by one of the directors of the Company.

During the year, the Company accrued interest of $27,940 (2018 - $18,164), and paid interest of $97,234 (2018 - $112,633) to an entity owned and controlled by one of the directors of the Company.

During the year, the Company accrued interest expense of $nil (2018 - $3,065) to a member of management and an immediate relative of key management.

During the year, the Company accrued interest income of $2,491 (2018 - $1,974) from an entity owned and controlled by one of the directors of the Company.

During the year, the Company paid legal fees of $5,840 (2018 - $11,296) to a law firm where one of the directors of the Company is a partner.

During the year, the Company paid administration fees of $84,102 (2018 - $70,902) to an entity owned and controlled by one of the directors of the Company.

(Expressed in Canadian dollars)

12. Mortgages Payable

	2019	2018
Commercial Investment Property – Cassel Centre		
On June 28, 2019, the Cassel Centre mortgage was refinanced to obtain addition capital for debt retirement and other working capital purposes. The first advance was made September 10, 2019.		
Mortgage payable with a maximum borrowing limit of $17,953,383 due on demand with monthly blended instalments of $114,500, interest at 3.64% per annum, with term expiring August 1, 2020, secured by the commercial investment property with a carrying amount of $26,000,000 general assignment of rent and a general security agreement	**$ 17,888,885**	$ ---
Mortgage payable with a maximum borrowing limit of $18,200,000, due on demand with monthly blended instalments of $117,380, interest at 3.60% per annum, with term expiring August 1, 2020, secured by the commercial investment property with a carrying amount of $27,300,000 general assignment of rent and a general security agreement	**---**	17,298,360
Residential Investment Properties – Silhouette at Carlton Units		
15 mortgages payable, to an entity owned and controlled by one of the directors of the Company, due June 30, 2019, extended to June 30, 2020, with monthly blended payments of $655 to $996, interest at 2.95%, secured by 15 residential investment properties with a carrying value of $3,733,020	**2,289,836**	2,360,515
Mortgage modification	**(30,516)**	(31,108)
Finance fee	**---**	(933)
Accrued interest	**60,159**	58,712
	20,208,364	19,685,546
Less current portion of mortgages payable	**(20,208,364)**	(19,685,546)
	$ ---	$ ---

As at December 31, 2019, the minimum contractual principal payments due are as follows:

2020	$ 20,178,721

(Expressed in Canadian dollars)

13. Accounts Payable and Accrued Liabilities

Accounts payable and accrued liabilities are comprised of the following items:

	2019	2018
Trade payables	**$ 46,722**	$ 29,694
Accrued liabilities	**54,970**	48,000
Goods and Services Tax payable	---	28,829
	$ 101,692	$ 106,523

Included in accounts payable and accrued liabilities is an amount of $3,099 (2018 - $2,195) owing to entities owned and controlled by one of the directors of the Company.

14. Overdraft Facility

The Company has an overdraft facility of up to $300,000 (2018 – $300,000) with a Canadian financial institution bearing an annual rate of interest equal to the financial institution's Prime Lending Rate plus 1.00%, floating, calculated daily and payable monthly in arrears.

15. Share Capital

Authorized:
Unlimited number of common shares without nominal or par value
Unlimited number of preferred shares without nominal or par value
The preferred shares may be issued in one or more series and the board of directors are authorized to fix the number of shares in each series and determine the rights, privileges and conditions of the preferred shares.

	Number of Common Shares	Amount
Balance, January 1, 2018	40,039,000	$ 4,167,624
Options exercised	---	---
Share issuance costs	---	---
Balance, December 31, 2019	**40,039,000**	**$ 4,167,624**

Stock Options

The Company has adopted an incentive stock option plan which provides that the Board of Directors of the Company may from time-to-time, in its discretion, and in accordance with securities exchange requirements, grant to directors, officers, and employees to the Company, non-transferable options to purchase common shares.

(Expressed in Canadian dollars)

15. **Share Capital** (Continued)

Stock Options (Continued)

The maximum number of shares reserved for issue under the Stock Option Plan shall not exceed 10% of the issued and outstanding shares of the Company as at the date of the grant. The maximum number of shares reserved for issue to any one person under the plan cannot exceed 5% of the issued and outstanding number of shares at the date of the grant, unless the Company has obtained disinterested shareholder approval. The maximum number of shares reserved for issue to a consultant or a person engaged in investor relations activities in any 12-month period cannot exceed 2% of the issued and outstanding shares at the date of the grant. The aggregate number of options available for issuance under the Stock Option Plan in any 12-month period to an employee conducting investor relations activities shall not exceed 2% of all issued shares calculated at the date of the grant.

The exercise price of each option granted under the Stock Option Plan shall be determined from time to time by the Board of Directors of the Company, but in any event, shall not be lower than the lowest exercise price permitted by the Exchange. Options may be granted for a maximum term of 10 years. Options shall have such equitable vesting provisions as determined by the Board of Directors of the Company from time to time, provided that any such options granted to individuals who perform investor relations activities must vest in stages over 12 months with no more than ¼ of the options vesting in any 3-month period. Options are non-assignable and expire immediately upon termination of employment or holding office as a director or officer of the Company and, in the case of death, expire within one year thereafter.

The following table summarizes the activity of the stock options as follows:

	2019		2018	
	Number of Options	**Weighted Average Exercise Price**	Number of Options	Weighted Average Exercise Price
Outstanding, beginning of year	**2,955,000**	**$ 0.10**	2,155,000	$ 0.10
Granted	**2,155,000**	**0.08**	800,000	0.10
Expired	**(2,155,000)**	**0.10**	---	---
Exercised	**---**	**---**	---	---
Outstanding, end of year	**2,955,000**	**$ 0.09**	2,955,000	$ 0.10
Exercisable, end of year	**2,955,000**	**$ 0.09**	2,955,000	$ 0.10

The following table summarizes information on stock options outstanding and exercisable as at December 31, 2019:

	Exercise Price	Number Outstanding	Number Exercisable	Expiry Date
August 28, 2018	$ 0.10	800,000	800,000	August 27, 2023
December 20, 2019	$ 0.08	2,155,000	2,155,000	December 19, 2024

(Expressed in Canadian dollars)

15. **Share Capital** (Continued)

Stock Options (Continued)

The Company uses the Black-Scholes option pricing model to value the options at each grant date under the following weighted average assumptions:

	2019	2018
Weighted average grant date fair value	**0.065**	0.076
Expected dividend rate	**0%**	0%
Expected historical volatility	**100%**	100%
Risk-free interest rate	**1.63%**	2.25%
Expected life of options	**5**	5

16. **Rental Revenue**

	2019	2018
Commercial tenant leases	**$ 1,632,492**	$ 1,774,155
Residential tenant leases	**246,394**	232,579
Parking and storage	**103,154**	122,760
	$ 1,982,040	$ 2,129,494

17. **Finance Costs**

	2019	2018
Interest on mortgages	**$ 712,574**	$ 695,987
Interest on loans payable	**135,393**	33,219
Accretion of loan payable to related party	**64,184**	---
Interest on overdraft facility	**12,232**	2,192
Annual fees on loans	**7,783**	2,700
Interest on debentures	**---**	137,854
Accretion of warrants	**---**	135,185
Amortization of deferred financing fees on mortgages	**---**	467
	$ 932,166	$ 1,007,604

18. **Net Income (Loss) per Common Share**

The basic and diluted net income (loss) per common share is based on the weighted average number of common shares outstanding as at December 31, 2019 of 40,039,000 (2018 - 40,039,000). The inclusion of the Company's stock options in the computation of the diluted net income (loss) per share would be anti-dilutive and are excluded from the computation.

(Expressed in Canadian dollars)

19. Net changes in Non-Cash Working Capital Items

	2019	2018
Accounts receivable	**$ 73,053**	$ 49,460
Prepaid expenses	**10,030**	(1,252)
Prepaid rents	**75,477**	4,981
Accounts payable and accrued liabilities	**(4,831)**	19,129
	$ 153,729	$ 72,318

20. Reconciliation of Liabilities Arising From Financing Activities

	Mortgages	Debentures Payable	Loans Payable	Loan From Related Party
Balance, January 1, 2018	$ 20,081,568	$ 2,436,608	$ 559,936	$ ---
Proceeds received	17,877,237	---	---	2,000,000
Repayments made	(18,258,611)	(2,436,608)	(430,215)	---
Debt modification	(31,108)	---	---	(69,419)
Accrued interest	16,460	---	8,540	18,164
Balance, December 31, 2018	19,685,546	---	138,261	1,948,745
Proceeds received	18,017,202	---	---	2,000,000
Repayments made	(17,497,356)	---	---	(2,798,745)
Other	20,544	---	---	---
Debt modification	(19,018)	---	---	26,175
Accrued interest	1,446	---	10,221	27,940
Balance, December 31, 2019	**$ 20,208,364**	**$ ---**	**$ 148,482**	**$ 1,204,115**

21. Debt Modification

In 2019, the Company restructured its mortgage payable on the commercial property with new terms, and the company modified the terms of the loan payable to related party. These transactions resulted in a net loss on the debt modification by discounting the cash flows at the original effective interest rate.

In 2018, the Company restructured its mortgage payable on the commercial property with new terms, and the debentures were exchanged for a loan from related party. These transactions resulted in a net gain on the debt modification by discounting the cash flows at the original effective interest rate.

	2019	2018
Mortgage payable	**$ 29,885**	$ 31,108
Loan from related party	**(31,410)**	69,419
	$ (1,525)	$ 100,527

22. Financial Instruments

All financial instruments are initially measured at fair value with transaction costs directly attributable to the acquisition or issue of financial assets and financial liabilities that are measured at amortized cost, added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

Financial instruments recognized in the statements of financial position include cash, accounts receivable, loan receivable from related party, mortgages payable, loan payable to related party, loan payable, accounts payable and accrued liabilities and overdraft facility.

The following provides an analysis of financial instruments that are measured at fair value, grouped into levels 1 to 3 based on the degree to which the fair value is observable:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets and liabilities;

- Level 2 fair value measurements are those derived from inputs other than quoted prices included within level 1 that are not observable for the assets or liabilities, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and

- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the assets or liabilities that are not based on observable market data.

There were no transfers between levels of the fair value hierarchy during the year.

The following table summarizes the Company's assets and liabilities carried at fair value and its financial assets and liabilities where carrying value may not approximate fair value:

	Fair Value Hierarchy	**2019**	2018
Financial Liabilities:			
Loan payable	Level 3	**$ 148,482**	$ 138,261
Loan payable to related party	Level 3	**$ 1,204,115**	$ 1,948,745
Mortgages payable	Level 3	**$ 20,208,364**	$ 19,685,546

The fair value of the Company's financial instruments were determined as follows:

- The carrying amounts of cash, accounts receivable, loan receivable from related party, and accounts payable and accrued liabilities and overdraft facility approximate their fair value due to the relatively short periods to maturity of these financial instruments.
- The fair value of mortgages payable, loans payable, and loan payable to related party are determined by discounting the future contractual cash flow under the current financing arrangements at a discount rate that represents an approximation to the borrowing rates presently available to the Company for debts with similar terms to maturity (Level 3).

22. **Financial Instruments** (Continued)

Financial risk management

The Company's activities are exposed to a variety of financial risks: market risk, credit risk and liquidity risk. The Company's overall risk management program focuses on the unpredictability of financial and economic markets and seeks to minimize potential adverse effects on the Company's financial results. Risk management is carried out by financial management in conjunction with overall corporate governance.

Market risk

Market risk includes currency risk and interest rate risk. The Company is not susceptible to any currency risk as all financial instruments are denominated in Canadian dollars.

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company is susceptible to interest rate fair value risk on its mortgages payable, and loans payable that bear a fixed interest rate. There is the risk of interest rates increasing when renewing fixed rate liabilities at the end of their terms. The Company mitigates this risk by monitoring interest rates, negotiating renewals, and obtaining quotes from multiple lenders. The Company's overdraft facility bears interest at a variable rate.

Credit and concentration risk

The Company is exposed to credit risk due to unexpected losses that could occur if a tenant fails to satisfy its lease obligations. Credit risk for the Company arises from the accounts receivable from tenants. The Company's maximum exposure to credit risk is equal to the carrying value of the financial asset. The Company mitigates its credit risk by attracting tenants with good credit, taking rental deposits from tenants, and by limiting exposure to any one tenant.

The aging of accounts receivable is as follows:

	2019	2018
Current	**$ 6,509**	$ 93,084
31-90 days	**10,680**	7,959
91 + days	**20,638**	9,837
	$ 37,827	$ 110,880

The Company is subject to concentration risk through the volume of revenues derived from certain key tenants. For the year ended December 31, 2019, rent earned from four key tenants represents 81% (2018 – 72%) of total revenues. At December 31, 2019 receivables from these tenants total 7% of total accounts receivable (2018 – 13%).

(Expressed in Canadian dollars)

22. Financial Instruments (Continued)

Liquidity risk

The Company's exposure to liquidity risk is dependent on generating rental revenue to sustain operations. The Company controls liquidity risk by management of working capital and cash flows. The Company's contractual obligation consists of accounts payable and accrued liabilities of $101,692 (2018 - $106,523) that have a current contractual maturity. The mortgage payable of $17,888,885 (2018 - $17,298,360) is due on demand and has terms which expire in fiscal 2020 and the mortgages payable of $2,289,836 (2018 - $2,360,515) has terms which expire in fiscal 2020 (Note 12). The loans payable of $148,482 (2018 - $138,261) have no fixed terms of repayment. The loan payable to related party of $1,204,115 (2018 - $1,948,745) has terms which expire in fiscal 2020. The overdraft facility of $nil (2018 - $264,980) is due on demand with revolving terms (Note 14).

23. Capital Management

The Company's objective when managing capital is to maintain adequate cash resources to support planned activities which include administrative costs and general expenditures.

The capital structure consists of the following components as at December 31, 2019:

	2019	2018
Mortgages payable	**$ 20,208,364**	$ 19,685,546
Loan payable	**148,482**	138,261
Loan payable to related party	**1,204,115**	1,948,745
Overdraft facility	**---**	264,980
Equity	**6,410,640**	6,790,482
	$ 27,971,601	$ 28,828,014

In managing capital, the Company estimates its future cash requirements by preparing a budget. The budget establishes the activities for the upcoming year and estimates the costs associated with these activities. Historically, funding for the Company's plan is primarily managed through the issuance of additional common shares, through its commercial activities and through obtaining financing. There are no assurances that funds will be made available to the Company when required.

The Company is subject to bank covenants which must be maintained for their mortgage payable and overdraft facility. As at and during the years ended December 31, 2019 and 2018, the Company was in compliance with its bank covenants.

24. Segment Information

Management has determined that the Company has one reportable segment, that being the rental of commercial and residential real estate properties located in Canada. All the properties are located in one region, Edmonton, and although they are different property types, they have reasonably similar risks and returns.

25. Contingencies

An entity (the "Trustee") owned and controlled by one of the directors of the Company acts as the trustee of the 15 condominiums acquired by the Company on July 1, 2017. Under the terms of the trust agreement, the Company is the beneficial title holder of the 15 condominium units and has full rights and obligations of the related rental revenue and operating expenses. The Trustee, prior to sale of the units, entered into a loan agreement with a financial institution and pledged title to these 15 condominium units. This encumbrance was not removed on the date of sale and is still in effect as of year-end.

26. Subsequent Event

Subsequent to December 31, 2019, the spread of the novel coronavirus (COVID-19) has severely impacted many local economies around the globe. In many countries, including Canada, businesses are being forced to cease or limit operations for long or indefinite periods of time. Measures taken to contain the spread of the COVID-19, including travel bans, quarantines, social distancing and closures of non-essential services have triggered significant disruptions to businesses worldwide, resulting in an economic slowdown. Global stock markets have also experienced great volatility and a significant weakening. Governments and central banks have responded with monetary and fiscal interventions to stabilize economic conditions. The resulting financial and economic market uncertainty could have a significant adverse impact on the Company, including the fair value of its investment properties.

The Company has determined that these events are non-adjusting subsequent events. Accordingly, the financial position and results of the operations as of and for the year ended December 31, 2019 have not been adjusted to reflect their impact. The duration and impact of the COVID-19 pandemic, as well as the effectiveness of the government and central bank responses, remains unclear at this time. It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position and results of the Company for future periods.