
**COMET INDUSTRIES LTD.
FINANCIAL STATEMENTS
FOR THE YEARS ENDED
JANUARY 31, 2020 AND 2019**

INDEPENDENT AUDITORS' REPORT

To the Shareholders and Directors of
Comet Industries Ltd.

Opinion

We have audited the financial statements of Comet Industries Ltd. (the "Company") which comprise the statements of financial position as at January 31, 2020 and 2019, and the statements of comprehensive income, changes in equity and cash flows for the years then ended, and the related notes comprising a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at January 31, 2020 and 2019, and its financial performance and its cash flows for the years then ended in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board.

Basis for Opinion

We conducted our audits in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audits of the 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, which comprises the information included in the Company's Management Discussion & Analysis to be filed with the relevant Canadian securities commissions.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audits of the 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 financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed on this other information, 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 Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the 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.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 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 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 auditors' report to the related disclosures in the 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 auditors' 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 financial statements, including the disclosures, and whether the 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 auditors' report is Fernando J. Costa.

Manning Elliott LLP

CHARTERED PROFESSIONAL ACCOUNTANTS
Vancouver, Canada
June 25, 2020

COMET INDUSTRIES LTD.**STATEMENTS OF FINANCIAL POSITION****AS AT JANUARY 31, 2020 AND 2019**(Expressed in Canadian Dollars)

	Note	2020	2019
		\$	\$
ASSETS			
CURRENT ASSETS			
Cash		70,401	57,507
Accounts receivable		8,861	4,040
Prepaid expenses		24,221	35,776
		103,483	97,323
LONG-TERM INVESTMENTS	6	675,099	680,270
INVESTMENT PROPERTIES	7	1,355,023	1,356,256
EXPLORATION AND EVALUATION ASSETS	8	23,961	23,961
		2,157,566	2,157,810
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable and accrued liabilities	5	214,096	231,337
Demand loans from related parties	9	98,892	95,882
Current portion of long-term debt	10	40,775	40,775
		353,763	367,994
LONG-TERM DEBT	10	740,662	776,705
		1,094,425	1,144,699
EQUITY			
SHARE CAPITAL	11	3,384,137	3,384,137
SHARE BASED PAYMENT RESERVE		607,258	607,258
DEFICIT		(2,928,254)	(2,978,284)
		1,063,141	1,013,111
		2,157,566	2,157,810

NATURE AND CONTINUANCE OF OPERATIONS (Note 1)

SUBSEQUENT EVNETS (Note 17)

Approved on Behalf of the Board on June 25, 2020:

"Richard J. Angus"
Richard J. Angus, Director

"Michael O'Reilly"
Michael O'Reilly, Director

(The Accompanying Notes are an Integral Part of These Financial Statements)

COMET INDUSTRIES LTD.**STATEMENTS OF COMPREHENSIVE INCOME****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019****(Expressed in Canadian Dollars)**

	Note	2020	2019
		\$	\$
REVENUE			
Rental revenue	16	515,879	558,095
		515,879	558,095
EXPENSES			
Amortization		1,233	1,300
Automotive		1,316	3,888
Bad debts expense (recovery)	16	(51,175)	51,175
Bank charges and interest		1,724	6,248
Building maintenance		12,857	11,260
Insurance		31,307	31,877
Interest on demand loans and long-term debt	9 & 10	39,748	41,775
Management fees	5	84,706	80,835
Office supplies and sundry		1,804	2,029
Professional fees	5	98,749	67,459
Property taxes and utilities		117,252	105,824
Rent		25,633	24,660
Salaries and benefits	5	66,366	63,855
Telephone		8,027	9,088
Transfer agency		11,800	9,759
Travel and entertainment		9,331	8,254
		460,678	519,286
INCOME FROM OPERATIONS		55,201	38,809
OTHER ITEM			
Share of loss in equity investments	6	(5,171)	(3,690)
NET INCOME AND COMPREHENSIVE INCOME		50,030	35,119
Income Per Share – Basic		0.01	0.01
Income Per Share – Diluted		0.01	0.01
Weighted Average Number of Common Shares Outstanding – Basic		4,409,201	4,409,201
Weighted Average Number of Common Shares Outstanding – Diluted		4,625,366	4,625,366

(The Accompanying Notes are an Integral Part of These Financial Statements)

COMET INDUSTRIES LTD.**STATEMENTS OF CHANGES IN EQUITY****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**

(Expressed in Canadian Dollars)

	Number of Common Shares	Share Capital	Share-Based Payment Reserve	Deficit	Total Equity
		\$	\$	\$	\$
Balance, January 31, 2018	4,409,201	3,384,137	607,258	(3,013,403)	977,992
Comprehensive loss	–	–	–	35,119	35,119
Balance, January 31, 2019	4,409,201	3,384,137	607,258	(2,978,284)	1,013,111
Comprehensive income	–	–	–	50,030	50,030
Balance, January 31, 2020	4,409,201	3,384,137	607,258	(2,928,254)	1,063,141

(The Accompanying Notes are an Integral Part of These Financial Statements)

COMET INDUSTRIES LTD.**STATEMENTS OF CASH FLOWS****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**(Expressed in Canadian Dollars)

	Note	2020	2019
		\$	\$
OPERATING ACTIVITIES			
Net income for the year		50,030	35,119
Items not involving cash:			
Amortization		1,233	1,300
Interest accrual and accretion on long-term debt		5,867	5,971
Share of loss in equity investments	6	5,171	3,690
		62,301	46,080
Changes in non-cash working capital items:			
Accounts receivable		(4,821)	(1,602)
Prepaid expenses		11,555	(17,459)
Accounts payable and accrued liabilities		(17,242)	(9,196)
		51,793	17,823
FINANCING ACTIVITIES			
Repayment of demand loans from related parties	9	-	(5,000)
Repayment of long-term debt	10	(38,899)	(42,922)
		(38,899)	(47,922)
INCREASE (DECREASE) IN CASH		12,894	(30,099)
CASH, BEGINNING OF YEAR		57,507	87,606
CASH, END OF YEAR		70,401	57,507
SUPPLEMENTAL DISCLOSURES			
Income taxes		-	-
Interest paid		31,745	35,804

(The Accompanying Notes are an Integral Part of These Financial Statements)

COMET INDUSTRIES LTD.**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**

(Expressed in Canadian Dollars)

1. NATURE AND CONTINUANCE OF OPERATIONS

Comet Industries Ltd. ("Comet" or the "Company") was incorporated in the Province of British Columbia and is listed on the TSX Venture Exchange. The address of the Company's corporate office and its principal place of business is 1177 West Hastings Street, Suite 1610, Vancouver, British Columbia, Canada V6E 2K3.

The Company is in the business of acquiring and holding mineral properties, and holding and managing real properties, all in British Columbia ("BC"). The Company owns unimproved land in Kamloops, Terrace, Pender Harbour, BC and a rental property in Vancouver, BC on a freehold basis. It holds various resource properties related to the Kamloops land and it has previously explored these resource properties for copper, gold, silver and other mineralization. It has not yet been determined whether these properties contain reserves that are economically feasible.

The Company is considered to be in the exploration stage with respect to unimproved land and its resource properties as planned principal operations have not commenced. The Company is currently relying on other junior mining companies to conduct the necessary exploration and development work on its Kamloops resource properties. The exploration activities of the Company have been funded primarily by both equity and debt financing.

The Company is also earning commercial rental revenue from its Carrall Street rental property in Vancouver and holds other real estate properties.

2. BASIS OF PREPARATION**a) Statement of compliance and basis of measurement**

These financial statements, including comparatives, have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB").

These financial statements are prepared on the historical cost basis except for certain financial instruments, which are measured at fair value as explained in the accounting policies set out in Note 3. All amounts are expressed in Canadian dollars unless otherwise stated.

2. BASIS OF PREPARATION (continued)

b) Use of estimates and judgements

The preparation of financial statements requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, profit and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis for making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and further periods if the review affects both current and future periods.

Critical accounting estimates with a significant risk of material adjustment include the determination of the fair value of land, impairment of investment properties, impairment of exploration and evaluation assets, recoverability of advances to related parties and long-term investments, decommissioning liabilities, realization of deferred income tax assets and disclosure of the fair value of investment properties described in Note 7.

Critical accounting judgements are accounting policies that have been identified as being complex or involving subjective judgments or assessments with a significant risk of material adjustment in the next year.

(i) Going concern

The assessment of the Company's ability to execute its strategy by funding future working capital requirements involves judgement. The directors monitor future cash requirements to assess the Company's ability to meet these future funding requirements.

(ii) Classification of investment properties

The application of the Company's accounting policy to classify properties as investment properties requires judgement, which may be based on decisions made on assumptions about future events or circumstances. Management may have planned to utilize the properties for operation at acquisition. If management's intention changes due to new business information becoming available, management can decide to classify the properties from property and equipment used in operations to investment properties. As at January 31, 2020 and 2019, the Company has identified the Pender Harbor, Kamloops and Carrall Street properties as investment properties.

(iii) Impairment of advances to related parties, recoverability of long-term investments and exploration and evaluation assets

Judgement is required in assessing whether certain factors would be considered an indicator of impairment. Annually, the Company must assess its long-term investment balance for impairment by reviewing various impairment indicators. As at January 31, 2020 and 2019, management determined there were no impairment indicators present.

2. BASIS OF PREPARATION (continued)

b) Use of estimates and judgements (continued)

(iv) Assessment of deferred income tax assets and liabilities

Judgement is required in determining whether or not it is probable that the Company's deferred tax assets will be recovered as a result of future taxable income. Management has determined that the recoverability of the Company's deferred tax assets are remote due to the history of losses. As a result, no deferred income tax assets have been recognized as at January 31, 2020 and 2019.

3. SIGNIFICANT ACCOUNTING POLICIES

a) Functional currency

The Company's mineral properties and other properties are in Canada and the majority of transactions are in Canadian dollars and therefore the reporting and functional currency of the Company is the Canadian dollar.

b) Cash and cash equivalents

The Company considers deposits with banks or highly liquid short-term interest bearing securities that are readily convertible to known amounts of cash and those that have maturities of 90 days or less when acquired to be cash equivalents.

c) Long-term investments

These financial statements include the Company's 26.6% investment in DVO Industries Ltd., and 35.8% investment in Initial Developers Limited, which are accounted for using the equity method. Under this method, the investments are initially carried at cost and are adjusted annually to reflect the Company's share of the investees' income or loss.

d) Financial instruments

Financial assets are classified and measured based on the business model in which they are held and the characteristics of their contractual cash flows. IFRS 9 contains the primary measurement categories for financial assets: measured at amortized cost, fair value through other comprehensive income (FVTOCI) and fair value through profit and loss (FVTPL).

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

d) Financial Instruments (continued)

Measurement – initial recognition

All financial assets and financial liabilities are initially recorded on the Company's statement of financial position when the Company becomes a party to the contractual provisions of the instrument. All financial asset and liabilities are initially recorded at fair value, net of attributable transaction costs, except for those classified as fair value through profit or loss ("FVTPL"). Subsequent measurement of financial assets and financial liabilities depends on the classifications of such assets and liabilities.

Classification – financial assets

Amortized cost:

Financial assets that are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows, and that the contractual terms of the financial assets give rise on specified date to cash flows that are solely payments of principal and interest on the principal amount outstanding, are measured subsequent to initial recognition at amortized cost.

The amortized cost of a financial asset is the amount at which the financial asset is measured at initial recognition minus the principal repayments, plus the cumulative amortization using the effective interest method of any difference between that initial amount and the maturity amount, adjusted for any loss allowance. Interest income is recognized using the effective interest method, and is recognized in Interest and other income, on the statements of comprehensive income (loss).

As at January 31, 2020, the Company classifies its amounts receivable and advances to related entities as amortized cost.

FVTOCI:

Financial assets that are held within a business model whose objective is to hold financial assets in order to both collect contractual cash flows and selling financial assets, and that the contractual terms of the financial assets give rise on specified date to cash flows that are solely payments of principal and interest on the principal amount outstanding

Upon initial recognition of equity securities, the Company may make an irrevocable election (on an instrument-by-instrument basis) to designate its equity securities that would otherwise be measured at FVTPL to present subsequent changes in fair value in other comprehensive income. Designation at FVTOCI is not permitted if the equity investment is held for trading or if it is contingent consideration recognized by an acquirer in a business combination. Investments in equity instruments at FVTOCI are initially measured 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 OCI. The cumulative gain or loss is not reclassified to profit or loss on disposal of the instrument; instead, it is transferred to retained earnings.

The Company currently has no financial assets designated as FVTOCI.

COMET INDUSTRIES LTD.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019

(Expressed in Canadian Dollars)

4. SIGNIFICANT ACCOUNTING POLICIES (continued)

d) Financial Instruments (continued)

Classification – financial assets (continued)

FVTPL:

By default, all other financial assets are measured subsequently at FVTPL. The Company's cash is designated as FVTPL.

Classification – financial liabilities

Financial liabilities that are not contingent consideration of an acquirer in a business combination, held for trading or designated as at FVTPL, are measured at amortized cost using the effective interest method.

Financial liabilities at amortized cost include accounts payable, demand loans from related parties and long-term debt.

Financial liabilities classified FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as FVTPL. Fair value changes on financial liabilities classified as FVTPL are recognized in the statements of loss and comprehensive loss. The Company does not have any financial liabilities at FVTPL.

The Company has no hedging arrangements and does not apply hedge accounting.

Impairment

The Company recognizes a loss allowance for expected credit losses on its financial assets when necessary. The amount of expected credit losses is updated at each reporting period to reflect changes in credit risk since initial recognition of the respective financial instruments

3. SIGNIFICANT ACCOUNTING POLICIES (continued)**d) Property and equipment**

Property and equipment are stated at cost less accumulated amortization and any impairment charges. Amortization is recorded over the useful lives of the assets on the declining balance basis, with a half year's provision in the year of acquisition, at the following annual rates:

Furniture and fixtures	20%
Equipment	30%

e) Investment properties

Investment properties are held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment properties are measured under the cost model. After initially being measured at cost, they are stated at cost less accumulated amortization which is recorded over the useful lives of the assets on the declining balance basis, with a half year's provision in the year of acquisition, at a rate of 5%.

f) Exploration and evaluation assets

All expenditures related to the cost of exploration and evaluation of mineral resources including acquisition costs for interests in mineral claims, are capitalized as mineral property and exploration and evaluation assets. General exploration costs not related to specific mineral properties are expensed as incurred. If economically recoverable reserves are developed, capitalized costs of the related property are reclassified as mining assets and upon commencement of commercial production, are amortized using the units of production method over estimated recoverable reserves. Impairment is assessed at the level of cash-generating units.

The recoverability of mineral properties and capitalized exploration and development costs is dependent on the existence of economically recoverable reserves, the ability to obtain the necessary financing to complete the development of the reserves, and the profitability of future operations. The Company has not yet determined whether or not any of its future mineral properties contain economically recoverable reserves. Amounts capitalized to mineral properties as exploration and development costs do not necessarily reflect present or future values. Management regularly assesses carrying values of non-producing properties and properties for which events and circumstances may indicate possible impairment. Impairment of a property is generally considered to have occurred if one of the following factors are present; the rights to explore have expired or are near to expiry with no expectation of renewal, no further substantive expenditures are planned or budgeted, exploration and evaluation work is discontinued in an area for which commercially viable quantities have not been discovered, indications that in an area with development likely to proceed the carrying amount is unlikely to be recovered in full by development or sale. Mineral properties are regularly reviewed for impairment or whenever events or changes in circumstances indicate that the carrying amount of reserve properties may exceed its recoverable amount. When an impairment review is undertaken, the recoverable amount is assessed by reference to the higher of a value in use (being the present value of expected future cash flows of the relevant cash-generating unit) and fair value less costs to sell. If the carrying amount of an asset exceeds the recoverable amount an impairment charge is recognized for the amount by which the carrying amount of the asset exceeds the fair value of the asset.

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

g) Impairment

The Company's tangible and intangible assets are regularly reviewed for indications of impairment at each statement of financial position date. If indications of impairment exist, the asset's recoverable amount is estimated. An impairment loss is recognized when the carrying amount of an asset, or its cash-generating unit, exceeds its recoverable amount. A cash-generating unit is the smallest identifiable group of assets that generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets. Impairment losses are recognized in profit and loss for the period. Impairment losses recognized in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to cash-generating units and then to reduce the carrying amount of the other assets in the unit on a pro-rata basis.

The recoverable amount is the greater of the asset's fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

An impairment loss is reversed if there is an indication that there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized. An impairment loss with respect to goodwill is never reversed.

i) Decommissioning liabilities

The Company is subject to various government laws and regulations relating to environmental disturbances caused by exploration and evaluation activities and may from time to time incur asset retirement obligations and the associated retirement costs related to site reclamation and abandonment. The fair value of the liability for a decommissioning liability is recorded when it is incurred and the corresponding increase to the asset is depreciated over the life of the asset. The liability is increased over time to reflect an accretion element considered in the initial measurement at fair value. As at January 31, 2020, the Company had not incurred any decommissioning liabilities related to the exploration and development of its mineral properties.

j) Provisions

Provisions are recorded when a present legal or constructive obligation exists as a result of past events where it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the statement of financial position date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows. When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount receivable can be measured reliably.

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

k) Revenue recognition

Rental revenue is recorded when persuasive evidence of a contract or similar arrangement exists, the amount is fixed and determinable and is considered collectible. The Company's revenue consists primarily of commercial rental revenue on its investment property and small amounts of incidental rent revenue on other undeveloped properties. Revenue is measured at fair value of consideration received.

l) Share-based payments

The Company records all share-based payments at their fair value. The share-based compensation costs are charged to operations over the stock option vesting period and agents' options and warrants issued in connection with common share placements are recorded at their fair value on the date of issue as share issuance costs. At each financial position reporting date, the amount recognized as an expense is adjusted to reflect the actual number of stock options expected to vest. On the exercise of stock options and agents' options and warrants, share capital is credited for consideration received and for fair value amounts previously credited to contributed surplus. The Company uses the Black-Scholes option pricing model to estimate the fair value of share-based payments.

m) Share issue costs

Professional, consulting, regulatory and other costs directly attributable to financing transactions are recorded as deferred share issue costs until the financing transactions are completed, if the completion of the transaction is considered likely; otherwise they are expensed as incurred. Share issue costs are charged to share capital when the related shares are issued. Deferred share issue costs related to financing transactions that are not completed are charged to expenses.

n) Income taxes

The Company utilizes the liability method of accounting for income taxes. Under the liability method, deferred income taxes and liabilities are recognized to reflect the expected deferred tax consequences arising from temporary differences between the carrying value and the tax bases of the deferred tax assets and liabilities are measured using the enacted or substantively enacted tax rates expected to apply when the asset is realized or the liability settled. A valuation allowance is recorded against any deferred income tax asset if it is probable that the asset will not be realized.

The following temporary differences do not result in deferred tax assets or liabilities: the initial recognition of assets or liabilities, not arising in a business combination, that does not affect accounting or taxable profit, goodwill; and investments in subsidiaries, associates and jointly controlled entities where the timing of reversal of the temporary differences can be controlled and reversal in the foreseeable future is not probable.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

o) Earnings (Loss) per share

Basic earnings (loss) per share ("EPS") is computed by dividing net income (loss) available to common shareholders (numerator) by the weighted average number of common shares outstanding (denominator) during the period. The Company applies the treasury stock method in calculating diluted EPS. Diluted EPS excludes all dilutive potential common shares if their effect is anti-dilutive.

4. CHANGES IN ACCOUNTING POLICIES AND RECENT ACCOUNTING PRONOUNCEMENTS

New Accounting Pronouncements Adopted During the Year

During the year ended January 31, 2020, the Company adopted the following new accounting standards and interpretations:

IFRS 16 – Leases - On January 13, 2016 the IASB issued IFRS 16, "Leases". This standard introduces a single lessee accounting model and requires a lessee to recognize assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. A lessee is required to recognize a right-of-use asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. This standard substantially carries forward the lessor accounting requirements of IAS 17, while requiring enhanced disclosures to be provided by lessors. Other areas of the lease accounting model have been impacted, including the definition of a lease.

The new standard is effective for annual periods beginning on or after January 1, 2019. Earlier application is permitted for entities that apply IFRS 15, "Revenue from contracts with customers" at or before the date of initial adoption of IFRS 16.

The adoption of this standard did not have a significant impact on the Company's financial statements.

New Accounting Standards Issued But Not Yet Effective

Certain new standards, interpretations and amendments to existing standards have been issued by the IASB or the IFRIC that are mandatory for future accounting periods. The Company has not identified any new standards, interpretations or amendments to existing standards that are expected to have an impact on the Company's financial statements.

COMET INDUSTRIES LTD.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019

(Expressed in Canadian Dollars)

5. RELATED PARTY BALANCES AND TRANSACTIONS AND KEY MANAGEMENT PERSONNEL COMPENSATION

Key management personnel

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

During the year, the Company paid management fees of \$79,195 (2019 - \$80,439) to Garden Bay Management Ltd., which is controlled by the spouse of the Company's President. These transactions were recorded at the amount agreed to between the Company and Garden Bay Management Ltd. and the directors.

During the year, salaries and benefits of \$65,170 (2019 - \$63,855) were paid to an officer of the Company. During the year, benefits of \$3,854 (2019 - \$3,855) were paid for the President and Chief Executive Officer of the Company.

As at January 31, 2020, \$nil (2019 - \$4,223) was outstanding and included in accounts payable for director's fees and other expenses owing to a director. In addition, the Company received \$6,000 (2019 - \$5,500) in rental income from the same director during the year ended January 31, 2020.

During the year ended January 31, 2020, the Company incurred legal fees of \$55,503 (2019 - \$20,080) to a firm in which one of the directors is a principal. Included in accounts payable and accrued liabilities at January 31, 2020 was \$23,856 (January 31, 2019 - \$18,454) owed to this firm for legal fees.

Related party transactions and amounts paid or received are established by contract or as agreed upon by the Company and the related party.

COMET INDUSTRIES LTD.**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**(Expressed in Canadian Dollars)

6. LONG-TERM INVESTMENTS

	2020	2019
DVO Industries Ltd.:	\$	\$
315,302 common shares of DVO Industries Ltd. ("DVO"), 26.6% owned and common directors with Comet		
Carrying value at beginning of year	245,050	248,740
Share of current year's loss	(5,171)	(3,690)
Carrying value at end of year	239,879	245,050
Advances to DVO:		
Advances beginning of year	383,246	383,246
Advances during the year	-	-
Advances end of year	383,246	383,246
Long-term investment in DVO Industries Ltd. at end of year	623,125	628,296
Initial Developers Limited.:		
1,800,000 common shares of Initial Developers Limited ("Initial"), 35.8% owned, carrying value at beginning and end of year	-	-
Advances to Initial, beginning and end of year	51,974	51,974
Long-term investment in Initial Developers Limited at end of year	51,974	51,974
Total long-term investment end of year	675,099	680,270

DVO and Initial have a combined interest of 25% in Property B comprised of exploration and evaluation assets (see Note 8). The three companies are entitled to receive a total of 25% of the net project derived from this mining operation. Currently, the only activity for DVO is property rental and Initial is inactive.

As required by the IAS 28 – *Investments in associates and joint ventures*, the Company records its investments using the equity method, whereby the investment is initially recorded at cost and the carrying value, adjusted thereafter to include the Company's pro-rata share of post-acquisition earnings or loss in DVO and Initial. Gains and losses resulting from transactions between the Company and DVO are recognized in the Company's financial statements only to the extent of unrelated investors' interests in the associate. The Company's share in the associate's gains or losses resulting from these transactions are eliminated.

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(Expressed in Canadian Dollars)

6. LONG-TERM INVESTMENTS (continued)

For both DVO and Initial, the principal place of business is BC and the country of incorporation is Canada.

The Company's unrecognized share of Initial's loss, as at January 31, 2020 is \$1,479 (2019 - \$1,479) and cumulatively is \$175,124 (2019 - \$173,645).

The following is summarized financial information for DVO, which has an April 30 year-end.

	2020	2019
	\$	\$
Current assets	1,709	1,663
Non-current assets	806,066	821,566
TOTAL ASSETS	807,775	823,229
Current liabilities and financial liabilities	6,062	350
Due to related parties	438,264	439,205
TOTAL LIABILITIES	444,326	439,555

	Year ended January 31, 2020	Year ended January 31, 2019
	\$	\$
Revenue	35,110	40,190
Depreciation and amortization	(507)	(1,035)
Interest expense	(409)	(109)
Loss from continuing operations	(19,390)	(13,839)
Comprehensive income (loss)	(19,390)	(13,839)

The following is summarized financial information for Initial. Since Initial is inactive, no Statement of Comprehensive Income is available.

	2020	2019
	\$	\$
Current assets	22,423	22,423
Non-current assets	157,793	157,793
TOTAL ASSETS	180,216	180,216
Current liabilities and financial liabilities	203,501	203,501
TOTAL LIABILITIES	203,501	203,501

COMET INDUSTRIES LTD.**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**(Expressed in Canadian Dollars)

7. INVESTMENT PROPERTIES

	Land – Carrall St.	Building – Carrall St.	Land – Kamloops	Land – Pender Harbor	Land – Terrace	Total
	\$	\$	\$	\$	\$	\$
Balance - January 31, 2018						
Cost	99,471	145,925	544,053	535,707	152,300	1,477,456
Accumulated amortization	–	(119,901)	–	–	–	(119,901)
	99,471	26,024	544,053	535,707	152,300	1,357,555
Movements during 2019						
Amortization	–	(1,299)	–	–	–	(1,299)
	–	(1,299)	–	–	–	(1,299)
Balance - January 31, 2019						
Cost	99,471	145,925	544,053	535,707	152,300	1,477,456
Accumulated amortization	–	(121,200)	–	–	–	(121,200)
	99,471	24,725	544,053	535,707	152,300	1,356,256
Movements during 2020						
Amortization	–	(1,233)	–	–	–	(1,233)
	–	(1,233)	–	–	–	(1,233)
Balance - January 31, 2020						
Cost	99,471	145,925	544,053	535,707	152,300	1,477,456
Accumulated amortization	–	(122,433)	–	–	–	(122,433)
	99,471	23,492	544,053	535,707	152,300	1,355,023

COMET INDUSTRIES LTD.**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**

(Expressed in Canadian Dollars)

7. INVESTMENT PROPERTIES (continued)

The Carrall Street land and building have been used as a commercial rental property leased to third parties. It is pledged as security for the debt described in Note 10.

In the absence of current prices in an active market, the fair value of the Carrall street land and building is estimated by applying a market yield to the net annual rental value. The yield applied was 5%. The estimated fair value of the property at January 31, 2020 was \$9 million.

In the absence of current prices in an active market, the fair value is estimated based on the 2020 property tax assessment. The estimated fair values of the Kamloops, Pender Harbor and Terrace properties at January 31, 2020 were \$2,157,400, \$1,044,700, and \$162,700, respectively.

8. EXPLORATION AND EVALUATION ASSETS

All of the Company's mineral claims are held jointly with others and are located in the Kamloops Mining Division, BC. The Company owns a 40% working interest in the Big Onion zone on the Iron Mask Property ("Property A"), which consists of five crown granted mineral claims.

The adjoining property, Property "B", is held under the BC mineral claims system and is operated by KGHM International Ltd. The Company has a 10% net profits royalty interest in this property, which is a mix of various claims, crown grants and a mineral lease. DVO Industries Ltd. and Initial Developers Limited own an additional combined 15% net profit royalty interest.

Amounts included in these financial statements for resource properties represent the Company's acquisition costs of Property A:

	2020	2019
	\$	\$
Mineral claims – acquisition costs	23,961	23,961

As at January 31, 2020, the Company assessed and did not identify any impairment related to the exploration and development of its mineral properties.

9. DEMAND LOANS FROM RELATED PARTIES

Two demand loans of \$3,000 and \$40,000 remain outstanding from two related parties (2019 - \$3,000 and \$40,000 respectively), the spouses of an officer and a director. Both loans bear interest at 7% per annum and are unsecured. During the year ended January 31, 2020, interest expense of \$3,010 (2019 - \$3,360) was recorded on these loans. As at January 31, 2020, interest payable of \$52,892 (2019 - \$52,882) was outstanding and included in the demand loans balance. Since the loans are repayable on demand, they have been classified as current liabilities.

COMET INDUSTRIES LTD.**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**(Expressed in Canadian Dollars)

10. LONG-TERM DEBT

	2020	2019
	\$	\$
Mortgage repayable in monthly instalments of \$6,065 including interest of 3.98% per annum, maturing on January 1, 2024	781,437	817,480
Current portion	(40,775)	(40,775)
Long-term portion	740,662	776,705

The mortgage payable is secured as follows:

- General security agreement;
- Collateral mortgage on land and building and an assignment of rents (Note 7); and
- Estoppel Certificates from all of the tenants.

Required principal repayments of long-term debt over the next four fiscal years is as follows:

2021	\$ 42,685
2022	\$ 44,400
2023	\$ 46,185
2024	\$648,567

Total interest expense incurred for the mortgage payable for the year ended January 31, 2020 was \$33,881(2019 - \$38,415).

11. SHARE CAPITAL

Authorized: 50,000,000 common shares without par value

	Number of Shares	Amount
		\$
Issued and outstanding: January 31, 2018, 2019 and 2020	4,409,201	3,388,664

The issued and outstanding common shares above are presented net of 370,694 of the Company's common shares representing a value of \$77,510 owned by investees of the Company.

There are no shares held in escrow.

COMET INDUSTRIES LTD.**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**

(Expressed in Canadian Dollars)

12. SHARE-BASED PAYMENTS

The Company's Stock Option Plan ("the Plan") provides certain directors, officers, employees and consultants of the Company an opportunity to purchase common shares and to benefit from their appreciation.

The Company has in place a rolling stock option plan whereby a maximum of 10% of the issued shares will be reserved for issuance under the plan.

Options vest as set forth in the Option Agreement as determined by the Board at the time of granting the Option.

The following table summarizes stock options outstanding at January 31, 2020:

Expiry Date	Exercise Price \$	Number of shares	Outstanding and Exercisable	
			Weighted average remaining contractual life (years)	Weighted average exercise price \$
February 24, 2020	1.50	400,000	0.07	1.50

During the year ended January 31, 2020 there have been no stock options granted, exercised, cancelled or forfeited.

13. INCOME TAXES

The following table reconciles the amount of income tax recoverable on application of the statutory Canadian federal and provincial income tax rates:

	2020	2019
Canadian and provincial statutory income tax rate	27%	27%
Income tax recovery (provision) at statutory rate	13,427	9,482
Tax effect of:		
Permanent differences and other	(11,705)	16,892
Change in income tax rate	-	-
Change in amount of tax benefits not recognized	(1,722)	(26,374)
Income tax recoverable	-	-

COMET INDUSTRIES LTD.**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**(Expressed in Canadian Dollars)

13. INCOME TAXES (continued)

In assessing the realizability of deferred tax assets, management considers whether it is more likely that some portion of all of the deferred tax assets will be realized. The ultimate realization of deferred tax assets is dependent upon the generation of future taxable income during the periods in which those temporary differences become deductible. Management considers the scheduled reversal of deferred tax liabilities, projected future taxable income, and tax planning strategies in making this assessment. The amount of deferred tax asset considered realizable could change materially in the near term based on future taxable income during the carry forward period.

	2020	2019
Tax rate	27%	27%
	\$	\$
Deferred tax assets:		
Non-capital loss carry forwards	188,890	192,341
Long-term investments	124,331	122,935
Advances to related parties	-	-
Investment property and equipment	17,400	17,067
Capital loss carry forwards	13,325	13,325
Share issue costs	-	-
Deferred tax assets not recognized	343,946	345,668

The temporary differences giving rise to unrecognized deferred tax assets are comprised of:

	2020	2019
	\$	\$
Non-capital loss carry forwards	699,593	712,374
Long-term investments	460,484	455,314
Advances to related parties	-	-
Investment property and equipment	64,443	63,210
Capital loss carry forwards	49,350	49,350
Share issue costs	-	-
Total temporary differences	1,273,870	1,280,248

The Company also has approximately \$698,000 (2019 - \$712,000) in non-capital losses, which can be applied to reduce future taxes expiring as follows:

	\$
2027	28,000
2028	190,000
2029	147,000
2030	109,000
2031	88,000
2032	76,000
2034	60,000
	<u>698,000</u>

14. MANAGEMENT OF CAPITAL

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to maintain the rental business and to pursue the sourcing and exploration of mineral properties. The Company does not have any externally imposed capital requirements to which it is subject.

As at January 31, 2020, the Company considers capital to consist of all components of shareholders' equity, long-term debt and demand loans from related parties. The Company manages the capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. To maintain or adjust the capital structure, the Company may attempt to issue common shares or dispose of assets.

15. FINANCIAL INSTRUMENTS AND RISK

Fair Values and Classification of Financial Instruments

As at January 31, 2020, the Company's financial instruments consist of cash, amounts receivable, advances to related entities (including advance balances recorded in long-term investments), accounts payable (excluding GST payable), demand loans from related parties and long-term debt. The fair values of these financial instruments approximate their carrying values because of their current nature except for long-term debt carried at amortized cost and long-term investments, which are accounted under the equity method as described in Note 3(c).

The Company classifies its fair value measurements in accordance with the three level fair value hierarchies as follows:

Level 1

Level 1 applies to assets or liabilities for which there are quoted prices in active markets for identical assets or liabilities.

Level 2

Level 2 applies to assets or liabilities for which there are inputs other than quoted prices that are observable for the asset or liability such as quoted prices for similar assets or liabilities in active markets; quoted prices for identical assets or liabilities in markets with insufficient volume or infrequent transactions (less active markets); or model-derived valuations in which significant inputs are observable or can be derived principally from, or corroborated by, observable market data.

COMET INDUSTRIES LTD.**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**

(Expressed in Canadian Dollars)

15. FINANCIAL INSTRUMENTS AND RISK (continued)

Fair Values and Classification of Financial Instruments (continued)

Level 3

Level 3 applies to assets or liabilities for which there are unobservable inputs to the valuation methodology that are significant to the measurement of the fair value of the assets or liabilities.

Assets and liabilities measured at fair value on a recurring basis as of January 31, 2020 are as follows:

	<u>Fair Value Measurements Using</u>			Balance,
	(Level 1)	(Level 2)	(Level 3)	January 31, 2020
	\$	\$	\$	\$
Assets:				
Cash	70,401	–	–	70,401
Total assets measured at fair value	70,401	–	–	70,401

Financial risk management objectives and policies

The Company's financial instruments include cash, amounts receivable, advances to related entities, accounts payable, demand loans from related parties and long-term debt. The risks associated with these financial instruments and policies on how to mitigate these risks are set out below. Management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

Credit Risk

Financial instruments that potentially subject the Company to concentrations of credit risk consist of cash, amounts receivable and advances to related entities. To minimize its credit risk the Company deposits its cash with financial institutions.

The Company's amounts receivable primarily consists of cost recoveries owing from tenants who rent the Company's investment property and are less than 30 days, which is not considered as past due. Credit risk from amounts receivable encompasses the default risk of its tenants. The Company manages its exposure to credit risk by only working with reputable tenants. In addition, on an ongoing basis, management monitors the level of amounts receivable attributable to each tenant and the length of time taken for amounts to be settled and where necessary, takes appropriate action to follow up on those balances considered overdue.

Management does not believe that there is significant credit risk arising from any of the Company's tenants. However, should one of the Company's main tenants be unable to settle amounts the maximum exposure to loss arising from amounts receivable is equal to their total carrying amounts.

Liquidity Risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company manages liquidity risk through the management of its capital structure and financial leverage as outlined in Note 14.

COMET INDUSTRIES LTD.**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**(Expressed in Canadian Dollars)

15. FINANCIAL INSTRUMENTS AND RISK (continued)

The following are the contractual maturities of financial liabilities as at January 31, 2020:

	Carrying Amount	Contractual Cash Flows	Within 1 year	Within 2 years	Within 3 + years
	\$	\$	\$	\$	\$
Accounts payable	73,026	(73,026)	(73,026)	-	-
Demand loans from related parties	98,892	(98,892)	(98,892)	-	-
Long-term debt	781,438	(891,646)	(72,780)	(72,780)	(746,086)
Total	953,356	(1,063,564)	(244,698)	(72,780)	(746,086)

The Company monitors its ability to meet its short-term exploration and administrative expenditures by raising additional funds through share issuance when required. Most of the Company's financial liabilities have contractual maturities of 30 days or are due on demand and are subject to normal trade terms except for long-term debt which has terms as described in Note 10. The Company's mortgage is secured by an assignment of rents. The Company does not have investments in any asset-backed deposits. The accounts payable and long-term debt are due and within 1 year. The demand loans and advances from related parties are due on demand.

Market risk

Market risk is the risk that the fair value of, or future cash flows from, the Company's financial instruments will significantly fluctuate due to changes in market prices. The sale of the financial instruments can be affected by changes in interest rates, foreign exchange rates, and equity prices. The Company is exposed to market risk and unfavourable market conditions could result in dispositions of investments at less than favourable prices. The Company's investments are accounted for at estimated fair values and are sensitive to changes in market prices, such that changes in market prices result in a proportionate change in the carrying value of the Company's investments. The Company's ability to raise capital to fund mineral resource exploration is subject to risks associated with fluctuations in mineral resource prices. Management closely monitors commodity prices, individual equity movements, and the stock market to determine the appropriate course of action to be taken by the Company.

a) Currency Risk

The Company does not have significant foreign exchange risk as all of its transactions and financial instruments are denominated in Canadian dollars.

b) Interest Rate Risk

The Company is not subject to interest rate risk on its demand loans from related parties and long-term debt which are at fixed rates of interest.

COMET INDUSTRIES LTD.**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEARS ENDED JANUARY 31, 2020 AND 2019**(Expressed in Canadian Dollars)

16. SEGMENTED INFORMATION

Operating segments are defined as components of an enterprise for which separate financial information is available and which are evaluated regularly by the chief operating decision maker in deciding how to allocate resources and in assessing performance.

The Corporation operates rental properties, holds properties for development and mineral exploration in BC, Canada. Details of these three segments (see Note 1) are as follows:

	January 31, 2020			
	Rental	Exploration	General / Administration	Total
	\$	\$	\$	\$
Investment properties	1,355,023	–	–	1,355,023
Exploration and evaluation assets	–	23,961	–	23,961
Accounts payable and accrued liabilities	–	–	(214,094)	(214,094)
Demand loans from related parties	–	–	(98,892)	(98,892)
Long-term debt	(781,438)	–	–	(781,438)
Rental revenue	515,879	–	–	515,879
Recovery of bad debt provision	51,175	–	–	51,175
Amortization	(1,233)	–	–	(1,233)
Building maintenance	(12,857)	–	–	(12,857)
Insurance	(31,307)	–	–	(31,307)
Interest on long-term debt	(39,748)	–	–	(39,748)
Property taxes	(79,363)	–	–	(79,363)

	January 31, 2019			
	Rental	Exploration	General / Administration	Total
	\$	\$	\$	\$
Investment properties	1,356,256	–	–	1,356,256
Exploration and evaluation assets	–	23,961	–	23,961
Accounts payable and accrued liabilities	–	–	(231,337)	(231,337)
Demand loans from related parties	–	–	(95,882)	(95,882)
Long-term debt	(817,480)	–	–	(817,480)
Rental revenue	558,095	–	–	558,095
Amortization	(1,300)	–	–	(1,300)
Building maintenance	(11,260)	–	–	(11,260)
Insurance	(31,877)	–	–	(31,877)
Interest on long-term debt	(38,415)	–	–	(38,415)
Property taxes	(87,014)	–	–	(87,014)

For the year ended January 31, 2020, the top five of the Company's tenants accounted for 98% of the Company's total revenues (January 31, 2019 – 88% from top five tenants). The loss of any of these tenants could have a material adverse effect on the Company's financial position and results of operations.

17. SUBSEQUENT EVENTS

- a) Subsequent to year ended January 31, 2020, the Company received \$300,000 for the exercise of 200,000 share options at \$1.50 per share, and settled \$88,650 of amounts owing by the Company in exchange for the exercise of 59,100 share options at \$1.50 per share. The remaining options expired unexercised.
- b) Subsequent to the year ended January 31, 2020, the outbreak of COVID-19 has resulted in the federal and provincial governments enacting numerous measures such as the implementation of a travel ban, self-imposed quarantine periods and social distancing. These measures have caused material disruption to businesses and has resulted in an economic slowdown.

During this time the Company has entered into rent deferral arrangements with certain tenants whose business has been impacted as a result of the COVID-19 pandemic. Deferral requests are being handled on a case-by-case basis.

It is not possible to forecast with certainty the duration and full scope of the economic impact of COVID-19 and accordingly certain aspects of the Company's operations could be affected, including rent collection, occupancy rates, demands for space, capitalization rates, and the resulting value of the Company's properties. The full extent and duration of COVID-19 remains uncertain at this time.