COMET INDUSTRIES LTD.

FINANCIAL STATEMENTS

FOR THE YEARS ENDED

JANUARY 31, 2024 AND 2023

manning elliott

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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, 2024 and January 31, 2023;
- the statements of comprehensive income (loss) for the years then ended;
- the statements of changes in equity for the years then ended;
- the statements of cash flows for the years then ended; and
- the notes to the consolidated financial statements, including material accounting policy information 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, 2024 and 2023, and its financial performance and its cash flows for the years then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board.

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 *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada. We have fulfilled our other ethical responsibilities in accordance with these requirements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the year ended January 31, 2024. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined that there are no key audit matters to communicate in our report.

Other Information

Management is responsible for the other information. The other information comprises the Company's Management Discussion and Analysis.

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 audit 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 IFRS Accounting 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are, therefore, the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditors' report is Joseph Bonvillain.

Manning Elliott LLP

CHARTERED PROFESSIONAL ACCOUNTANTS
Vancouver, British Columbia
May 21, 2024

COMET INDUSTRIES LTD.
Statements of Comprehensive Income (Loss)
For the Years Ended January 31, 2024 and 2023
(Expressed in Canadian Dollars)

	Note	2024	2023
		$	$
Revenue			
Rental revenue	18	**352,903**	609,499
Expenses			
Advertising		**14,022**	-
Amortization	7	**500**	1,060
Automotive		**-**	2,349
Bad debt		**36,500**	-
Bank charges and interest		**824**	501
Building maintenance		**15,470**	22,210
Insurance		**27,579**	25,960
Interest on demand loans and long-term debt	11	**17,025**	29,961
Management fees	5	**97,849**	68,700
Office supplies and sundry		**2,770**	6,455
Pre-development expenses		**535,676**	110,166
Professional fees	5	**162,767**	166,699
Property taxes and utilities		**76,609**	144,500
Rent		**3,330**	1,500
Salaries and benefits	5	**79,900**	76,500
Share based compensation	14	**261,882**	-
Telephone		**1,770**	2,106
Transfer agency		**17,776**	20,316
Travel and entertainment		**3,628**	2,060
		1,355,877	681,043
Loss before other items		**(1,002,974)**	(71,544)
Other items			
Share of loss in equity investments	6	**(17,047)**	(1,400)
Gain on sale of investment properties	7	**10,133,697**	-
Impairment of advances to Initial Developers	6	**-**	(51,974)
Interest income		**74,999**	-
CEBA loan forgiveness		**20,000**	-
Canada Emergency Wage Subsidy	12, 18	**1,100**	3,774
Income before income taxes		**9,209,775**	(121,144)
Income taxes			
Current		**1,060,000**	-
Net income (loss) and comprehensive income (loss)		**8,149,775**	(121,144)
Income (loss) per share - basic		**1.75**	(0.03)
Income (loss) per share - diluted		**1.67**	(0.03)
Weighted average number of common shares outstanding - basic		**4,666,901**	4,666,901
Weighted average number of common shares outstanding - diluted		**4,866,901**	4,666,901

(The accompanying notes are an integral part of these financial statements)

COMET INDUSTRIES LTD.
Statements of Financial Position
As at January 31, 2024 and 2023
(Expressed in Canadian Dollars)

	Note	2024	2023
		$	$
Assets			
Current			
Cash and cash equivalents		**8,530,879**	730,980
Interest accrued		**74,999**	-
Prepayments and deposits		**4,880**	27,320
		8,610,758	758,300
Property, plant, and equipment	8	**18,000**	-
Long-term investments	6	**225,146**	242,194
Investment properties	7	**2,413,425**	1,504,518
		11,267,329	2,505,012
Liabilities			
Current			
Accounts payable and accrued liabilities	5	**174,863**	168,795
Loan payable	10	**-**	60,000
Income taxes	15	**1,060,000**	**-**
Current portion of long-term debt	11	**-**	655,408
		1,234,863	884,203
Equity			
Share capital	13	**3,836,760**	3,836,760
Share based payment reserve	14	**803,068**	541,186
Retained earnings (deficit)		**5,392,638**	(2,757,137)
		10,032,466	1,620,809
		11,267,329	2,505,012

NATURE AND CONTINUANCE OF OPERATIONS (Note 1)

Approved on Behalf of the Board on May 21, 2024:

"Michael O'Reilly"	*"Kelly S. McQuiggan"*
Michael O'Reilly, Director	Kelly S. McQuiggan, Chief Financial Officer

(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, 2024 and 2023
(Expressed in Canadian Dollars)

	Number of Common Shares	Share Capital	Share Based Payment Reserve	Deficit	Total Equity
		$	$	$	$
Balance, January 31, 2022	4,666,901	3,836,760	541,186	(2,635,993)	1,741,953
Comprehensive loss	–	–	–	(121,144)	(121,144)
Balance, January 31, 2023	4,666,901	3,836,760	541,186	(2,757,137)	1,620,809
Share based compensation	–	–	261,882	-	261,882
Comprehensive income	–	–	–	8,149,775	8,149,775
Balance, January 31, 2024	**4,666,901**	**3,836,760**	**803,068**	**5,392,638**	**10,032,466**

(The accompanying notes are an integral part of these financial statements)

COMET INDUSTRIES LTD.
Statements of Changes in Cash Flows
For the Years Ended January 31, 2024 and 2023
(Expressed in Canadian Dollars)

	Note	2024	2023
		$	$
Operating activities			
Net income (loss) for the year		**8,149,775**	(121,144)
Items not involving cash:			
Loan payable forgiveness		**(20,000)**	-
Interest accrued		**(74,999)**	-
Amortization		**500**	1,060
Gain on sale of investment properties	7	**(10,133,697)**	-
Share based compensation	14	**261,882**	-
Share of (profit) / loss in equity investments	6	**17,047**	1,400
Impairment of advances to Initial Developers	6	**-**	51,974
		(1,799,492)	(66,710)
Changes in non-cash working capital items:			
Income taxes payable		**1,060,000**	-
Prepayments and deposits		**22,440**	(3,500)
Accounts payable and accrued liabilities		**6,069**	17,307
		(710,983)	(52,093)
Investing activities			
Proceeds from sale of investment properties	7	**10,863,810**	-
Costs of sales of investment properties	7	**(331,682)**	-
Purchase of investment properties	7	**(1,307,838)**	-
Purchase of property, plant, and equipment		**(18,000)**	-
		9,206,290	-
Financing activities			
Repayment of loan		**(40,000)**	-
Repayment of long-term debt	11	**(655,408)**	(42,820)
		(695,408)	(42,820)
Increase (decrease) in cash		**7,799,899**	(95,723)
Cash, beginning of year		**730,980**	826,703
Cash, end of year		**8,530,879**	730,980
Supplemental disclosures			
Income taxes		**1,060,000**	-
Interest paid	11	**17,025**	29,961

(The accompanying notes are an integral part of these financial statements)

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 holding mineral properties, and holding and managing real properties, all in British Columbia ("BC"). The Company owns unimproved land in Kamloops, Terrace, Pender Harbour and Green Bay on Nelson Island, 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 earned commercial rental revenue from its Powell Street rental property in Vancouver up until it was sold in September 2023.

2. BASIS OF PREPARATION

a) Statement of compliance and basis of measurement

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

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.

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.

2. BASIS OF PREPARATION (continued)

b) Use of estimates and judgements (continued)

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, 2024 and 2023, the Company has identified the Pender Harbor, Kamloops, Green Bay on Nelson Island, Terrace and Powell 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, 2023, based on management's judgements and an evaluation of the recoverability of the amounts, the Company recorded impairments on advances due from long term investments and exploration and evaluation assets.

(iv) Assessment of deferred income tax assets and liabilities

Judgement is required in determining whether 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 is remote due to the history of losses. As a result, no deferred income tax assets have been recognized as at January 31, 2024 and 2023.

3. SIGNIFICANT ACCOUNTING POLICIES

a) Functional currency

The Company's 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.

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

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).

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 effect interest method, and is recognized in Interest and other income, on the statements of comprehensive income (loss).

As at January 31, 2024, the Company classifies its advances to related entities as amortized cost.

Fair value through other comprehensive income ("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.

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

d) Financial instruments (continued)

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.

Classification – financial assets (continued)

Fair value through profit or loss ("FVTPL"):

By default, all other financial assets are measured subsequently at FVTPL. The Company's cash and cash equivalents are 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, loan payable 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 in updated at each reporting period to reflect changes in credit risk since initial recognition of the respective financial instruments.

e) 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%

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

f) 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%.

g) 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.

h) 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.

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

h) Impairment (continued)

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, 2024, 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.

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.

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

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.

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 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.

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. Total key management compensation is $146,574 (2023 - $86,700) and further details are described below.
During the year, the Company paid management fees of $62,452 (2023 - $50,700) to the Company's President. Salary of $40,000 (2023 - $18,000) was also paid to the President. Included in accounts payable and accrued liabilities at January 31, 2024 was $4,965 (2023 - $25,035) owed to the President for salary and management fees.

During the year, management fees of $44,123 (2023 - $18,000) were paid to officers of the Company. The Company also paid $37,877 (2023 - $62,000) to a related person for management service on the Powell Street property. Included in accounts payable and accrued liabilities at January 31, 2024 was $23,450 (2023 - $32,900) owed to the officers of the Company.
During the year ended January 31, 2024, the Company incurred legal fees of $Nil (2023 - $4,473) to a firm in which one of the former directors is a principal. Included in accounts payable and accrued liabilities at January 31, 2024 was $3,970 (2023 - $9,565) owed 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.

6. LONG-TERM INVESTMENTS

	2024	2023
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	**234,298**	235,698
Share of current year's loss	**(17,048)**	(1,400)
Carrying value at end of year	**217,250**	234,298
Advances to DVO Industries Ltd.**:**		
Advances beginning of year	**7,896**	7,896
Settlement during the year	**-**	-
Advances during the year	**-**	-
Advances end of year	**7,896**	7,896
Long-term investment in DVO Industries Ltd. at end of year	**225,146**	242,194
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
Impairment of advances to Initial	**-**	(51,974)
Long-term investment in Initial Developers Limited at end of year	**-**	-
Total long-term investment end of year	**225,146**	242,194

The Company, DVO and Initial have a combined interest of 25% in Property B comprised of exploration and evaluation assets. 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 an inactive holding company. During the year ended January 31, 2023, the Company impaired the advances receivable from Initial totaling $51,974, however, the amount remains outstanding and due to the Company.

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. The Company's share in the associate's gains or losses resulting from transactions with associates are eliminated.

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, 2024 is $Nil (2023 - $Nil) and cumulatively is $Nil (2023 - $Nil).

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

	2024	2023
	$	$
Current assets	**138,382**	1,594
Non-current assets	**666,021**	751,354
TOTAL ASSETS	**804,403**	752,948
Current liabilities and financial liabilities	**59,609**	350
Due to related parties	**7,896**	93,916
TOTAL LIABILITIES	**67,505**	94,266

	Year ended January 31, 2024	Year ended January 31, 2023
	$	$
Revenue	**26,685**	22,310
Depreciation and amortization	**(550)**	(330)
Interest expense	**(101)**	(97)
Loss from continuing operations	**(63,927)**	(5,263)
Comprehensive income (loss)	**(63,927)**	(5,263)

During the year ended January 31, 2024, DVO sold land to the Company and recorded a gain of $140,481 related to the sale of land in the books of DVO. Since the gain was a result of the transaction with an associate, the Company eliminated the gain when recognizing its shares of the current year's loss in DVO in accordance with IAS 28 – *Investments in associates and join ventures*.

The following is summarized financial information for Initial. Since Initial is inactive, no Statement of Comprehensive Income is available. Initial holds 750,000 common shares of the Company (Note 13).

	2024	2023
	$	$
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

7. INVESTMENT PROPERTIES

	Land – Powell St.	Building – Powell St.	Land – Kamloops	Land – Pender Harbor	Land – Terrace	Land – Green Bay	Land – Nelson Island	Total
	$	$	$	$	$	$	$	$
Balance - January 31, 2022								
Cost	99,471	145,925	544,053	305,307	152,300	383,246	-	1,630,302
Accumulated amortization	-	(124,724)	-	-	-	-	-	(124,724)
	99,471	21,201	544,053	305,307	152,300	383,246	-	1,505,578
Movements during 2023								
Amortization	-	(1,060)	-	-	-	-	-	(1,060)
	-	(1,060)	-	-	-	-	-	(1,060)
Balance - January 31, 2023								
Cost	99,471	145,925	544,053	305,307	152,300	383,246	-	1,630,302
Accumulated amortization	-	(125,784)	-	-	-	-	-	(125,784)
	99,471	20,141	544,053	305,307	152,300	383,246	-	1,504,518
Movements during 2024								
Amortization	-	(500)	-	-	-	-	-	(500)
Addition	-	-	-	-	-	159,973	1,147,865	1,307,838
Disposal	(99,471)	(19,641)	-	(127,019)	(152,300)	-	-	(398,431)
	(99,471)	(20,141)	-	(127,019)	(152,300)	159,973	1,147,865	908,907
Balance - January 31, 2024								
Cost	**-**	**-**	**544,053**	**178,288**	**-**	**543,219**	**1,147,865**	**2,413,425**
Accumulated amortization	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	-	**-**	**544,053**	**178,288**	**-**	**543,219**	**1,147,865**	**2,413,425**

7. INVESTMENT PROPERTIES (continued)

During the year ended January 31, 2024, the Company disposed of the Powell Street land and building for $10,200,000. Net sales proceeds of $9,903,471 less the net book value of 119,112 resulted in a gain on disposal of $9,784,359.

During the year ended January 31, 2024, the Company disposed of the Terrace land for $143,810. Net sales proceeds of $131,473 less the net book value of 152,300 resulted in a loss on disposal of $20,827.

During the year ended January 31, 2024, the Company disposed of a portion of the Pender for $520,000. Net sales proceeds of $497,184 less the net book value of 127,019 resulted in a gain on disposal of $370,165.

8. PROPERTY, PLANT, AND EQUIPMENT

	Machinery and Equipment	**Total**
Cost	**$**	**$**
As at January 31, 2022	-	-
As at January 31, 2023	-	-
Additions	**18,000**	**18.000**
As at January 31, 2024	**18,000**	**18,000**
Accumulated amortization	**$**	**$**
As at January 31, 2022	-	-
As at January 31, 2023	-	-
As at January 31, 2024	-	-
Net book value	**$**	**$**
As at January 31, 2023	-	-
As at January 31, 2024	**18,000**	**18,000**

9. EXPLORATION AND EVALUATION ASSETS

All 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.

The Company does not have any plans to explore the mineral claims. As at January 31, 2022, the Company assessed and determined the acquisition costs should be impaired.

10. LOANS PAYABLE

During the year ended January 31, 2021, the Company received a loan from the Canadian government's Canada Emergency Business Account ("CEBA") Program in the amount of $40,000 on April 24, 2020 and an additional $20,000 on December 18, 2020 for a total of $60,000. As per terms of the program, $40,000 of the loan was repaid in cash prior to January 18, 2024. The remaining $20,000 was forgiven and is included in income.

11. LONG-TERM DEBT

	2024	2023
	$	$
Mortgage repayable in monthly instalments of $6,065 including interest of 3.98% per annum, matured on January 1, 2024	-	655,408
Current portion	-	(655,408)
Long-term portion	-	-

Total interest expense incurred for the mortgage payable for the year ended January 31, 2024 was $17,025 (2023 - $29,961). The mortgage was repaid upon the sale of the Powell Street property.

12. GOVERNMENT GRANT

Canada Emergency Wage Subsidy (CEWS)

The Federal Government of Canada passed legislation, providing Canada Emergency Wage Subsidy ("CEWS") on April 11, 2020. CEWS is a wage subsidy for eligible Canadian employer whose business has been affected by COVID-19. The CEWS helps businesses keep employees on the payroll and encourage employers to re-hire workers previously paid off, and better positions businesses to bounce back following the crisis. The CEWS is originally for up to 24 weeks, retroactive from March 15, 2020 to June 6, 2020.

At January 31, 2024, an amount of $1,100 CEWS (2023 - $3,774) was credited to wages and benefits in the statement of operations and comprehensive income (loss). There are no unfulfilled conditions and outstanding contingencies regarding the CEWS.

13. SHARE CAPITAL

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

	Number of Shares	Amount
		$
Issued and outstanding: January 31, 2022	4,666,901	3,836,760
Issued and outstanding: January 31, 2023	4,666,901	3,836,760
Issued and outstanding: January 31, 2024	**4,666,901**	**3,836,760**

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.

14. SHARE BASED PAYMENTS

Share based compensation recognized in the statements of comprehensive income (loss) for the years ends January 31, 2024 and 2023 includes:

	2024	2023
	$	$
Share based compensation	**261,882**	-

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 Board of Directors shall determine the exercise price and the term of the stock options at the time of grant. If the shares are listed on a stock exchange, then the exercise price for the options granted will not be less than the minimum prevailing price permitted by the stock exchange. If the shares are not listed, posted and trading on any stock exchange or quoted on any quotation system, the exercise price will be determined by the Board at the time of granting.

	January 31, 2024			January 31, 2023		
	# of options	Weighted average exercise price ($)	Remaining life (years)	# of options	Weighted average exercise price ($)	Remaining life (years)
Balance, beginning of year	**-**	**-**	**-**	-	-	-
Granted	**200,000**	**3.62**	**4.18**	-	-	-
Balance, end of year	**200,000**	**3.62**	**4.18**	-	-	-
Exercisable, end of year	**120,000**	**3.62**	**4.18**	-	-	-

On April 3, 2023, 110,000 options were granted to the Company's President. 30,000 of these options vested immediately. 80,000 of these options vest over a four-year period, with 20,000 options vesting per year. All options contain an exercise price of $3.55 per option and have an expiry date of April 3, 2028. The stock options were valued using the Black-Scholes model based on the following assumptions: expected life: 5 years, volatility: 50.11%, dividend yield: 0%, risk-free interest rate: 2.85%, expected fair value: $1.65.

On April 3, 2023, 70,000 options were granted to various directors of the Company. All options vested immediately, contain an exercise price of $3.55 per option, and have an expiry date of April 3, 2028. The stock options were valued using the Black-Scholes model based on the following assumptions: expected life: 5 years, volatility: 50.11%, dividend yield: 0%, risk-free interest rate: 2.85%, expected fair value: $1.65.

On November 27, 2023, 20,000 options were granted to various directors of the Company. All options vested immediately, contain an exercise price of $4.25 per option, and have an expiry date of April 3, 2028. The stock options were valued using the Black-Scholes model based on the following assumptions: expected life: 4.35 years, volatility: 46.23%, dividend yield: 0%, risk-free interest rate: 3.74%, expected fair value: $1.98.

15. INCOME TAXES

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

	2024	**2023**
Canadian and provincial statutory income tax rate	**27%**	27%
Income tax provision (recovery) at statutory rate	**2,486,639**	(32,709)
Tax effect of:		
Non-taxable portion of the capital gain	**(1,370,860)**	-
Permanent differences and other	**77,289**	16,816
Change in income tax rate	**-**	-
Change in amount of tax benefits not recognized	**(133,068)**	15,893
Income tax payable	**1,060,000**	-

In assessing the realizability of deferred tax assets, management considers whether it is probably that some portion 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.

	2024	2023
	$	$
Deferred tax assets:		
Non-capital loss carry forwards	**-**	113,812
Long-term investments	**130,062**	125,838
Mineral properties	**-**	-
Investment property and equipment	**(1,761)**	16,698
Capital loss carry forwards	**-**	-
Advances to related parties	**14,412**	14,033
Loans payable	**-**	5,400
Deferred tax assets not recognized	**142,713**	275,781

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

	2024	**2023**
	$	$
Non-capital loss carry forwards	**-**	421,525
Long-term investments	**481,712**	466,067
Investment property and equipment	**(6,521)**	61,844
Mineral properties	**-**	-
Capital loss carry forwards	**-**	-
Advances	**53,375**	51,974
Loans payable	**-**	20,000
Total temporary differences	**528,566**	1,021,410

The Company also has approximately $Nil (2023 - $421,000) in non-capital losses, which can be applied to reduce future taxes expiring.

16. MANAGEMENT OF CAPITAL

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern 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, 2024, the Company considers capital to consist of all components of shareholders' equity, long-term debt, and loans payable. The Company manages the capital structure and adjusts 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.

17. FINANCIAL INSTRUMENTS AND RISK

Fair Values and Classification of Financial Instruments

As at January 31, 2024, the Company's financial instruments consist of cash and cash equivalents, advances to related entities (including advance balances recorded in long-term investments), accounts payable (excluding GST payable), loan payable 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.

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, 2024 are as follows:

	Fair Value Measurements Using			
	(Level 1)	(Level 2)	(Level 3)	Balance, January 31, 2024
	$	$	$	$
Assets:				
Cash and cash equivalents	8,530,879	-	-	8,530,879
Total assets measured at fair value	8,530,879	-	-	8,530,879

17. FINANCIAL INSTRUMENTS AND RISK (continued)

Financial risk management objectives and policies

The Company's financial instruments include cash, advances to related entities, accounts payable, loan payable 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. The cash and cash equivalents consist of Guaranteed Investments Certificates totaling $8,000,000 maturing on November 24, 2024.

Credit Risk

Financial instruments that potentially subject the Company to concentrations of credit risk consist of cash 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 16.

The following are the contractual maturities of financial liabilities as at January 31, 2024:

	Carrying Amount	Contractual Cash Flows	Within 1 year	Within 2 years	Within 3 + years
	$	$	$	$	$
Accounts payable	174,863	(174,863)	(174,863)	-	-
Total	174,863	(174,863)	(174,863)	-	-

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 11. 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 are due and within 1 year. The advances from related parties are due on demand.

17. FINANCIAL INSTRUMENTS AND RISK (continued)

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 long-term debt which is at fixed rates of interest.

18. 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:

	2024			
	Rental	Exploration	General / Administration	Total
	$	$	$	$
Investment properties	2,413,425	-	-	2,413,425
Accounts payable and accrued liabilities	-	-	(43,583)	(43,583)
Rental revenue	352,903	-	-	352,903
Government subsidy	1,100	-	-	1,100
Amortization	(500)	-	-	(500)
Building maintenance	(15,470)	-	-	(15,470)
Insurance	(27,579)	-	-	(27,579)
Interest on long-term debt	(17,025)	-	-	(17,025)
Property taxes	(60,380)	-	-	(60,380)

18. SEGMENTED INFORMATION (continued)

	2023			
	Rental	Exploration	General / Administration	Total
	$	$	$	$
Investment properties	1,504,518	-	-	1,504,518
Accounts payable and accrued liabilities	-	-	(168,795)	(168,795)
Loans payable	-	-	(60,000)	(60,000)
Long-term debt	(655,408)	-	-	(655,408)
Rental revenue	609,499	-	-	609,499
Government subsidy	3,774	-	-	3,774
Amortization	(1,060)	-	-	(1,060)
Building maintenance	(22,210)	-	-	(22,210)
Insurance	(25,960)	-	-	(25,960)
Interest on long-term debt	(29,961)	-	-	(29,961)
Property taxes	(118,004)	-	-	(118,004)

For the year ended January 31, 2024, the top five of the Company's tenants accounted for 90% of the Company's total revenues (2023 – 90% from top five tenants). The building has been sold and there is no material adverse effect on the Company's financial position and results of operations.

19. SUBSEQUENT EVENTS

On February 27, 2024, the Company completed a sale of Pender Harbour property for total gross proceeds of $180,000.