

Independent Auditor's Report

To the Shareholders of
Imperial Equities Inc.

Opinion

We have audited the consolidated financial statements of Imperial Equities Inc. ("the Company"), which comprise the consolidated statements of financial position as at September 30, 2020, and September 30, 2019 and the consolidated statements of comprehensive income, changes in equity and cash flows for the years then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at September 30, 2020 and September 30, 2019, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with International Financial Reporting Standards (IFRSs).

Basis for Opinion

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

Information Other than the Consolidated Financial Statements and Auditor's Report Thereon

Management is responsible for the other information. The other information comprises the Management Discussion and Analysis but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated 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 consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

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

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

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

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

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the business activities within the Company to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

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

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

Edmonton, Canada

December 2, 2020



Chartered Professional Accountants

IMPERIAL EQUITIES INC.
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
At September 30,

	Notes	2020	2019
Assets			
Investment properties	3	226,944,468	218,468,890
Mortgage receivable	3	8,000,000	-
Right-of-use asset	4	812,719	-
Total non-current assets		235,757,187	218,468,890
Loan receivable	5	-	728,063
Receivables	5	264,875	279,846
Prepaid expenses and deposits	7	758,094	661,714
Short term investments	6	-	276,000
Cash and cash equivalents		123,619	1,035,322
Total current assets		1,146,588	2,980,945
Total Assets		236,903,775	221,449,835
Liabilities			
Mortgages	8	73,547,237	72,647,419
Lease liability	10	722,282	-
Security deposits		637,507	558,030
Deferred taxes	13 (b)	13,346,081	12,901,426
Total non-current liabilities		88,253,107	86,106,875
Current portion of mortgages	8	23,036,386	15,850,616
Current portion of lease liability	10	139,040	-
Other financing	22 (b)	5,050,000	-
Bank operating facilities	9	26,275,887	26,353,212
Payables and accruals	11	1,335,226	800,176
Income taxes payable		552,393	857,306
Total current liabilities		56,388,932	43,861,310
Total Liabilities		144,642,039	129,968,185
Equity			
Issued share capital	16 (a)	5,925,098	5,962,095
Retained earnings		86,336,638	85,519,555
Total Equity		92,261,736	91,481,650
Total Equity and Liabilities		236,903,775	221,449,835

Guarantees, contingencies, and commitments (Note 19)
Post-reporting date events (Note 23)

See accompanying notes to the consolidated financial statements.

IMPERIAL EQUITIES INC.
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
Years ending September 30,

	Notes	2020	2019
Rental revenue	15, 18	16,076,188	16,597,908
Property operating expenses	15	(4,386,540)	(4,093,678)
Income from operations		11,689,648	12,504,230
Finance costs	12	(4,342,156)	(4,055,610)
Administration expenses		(1,642,430)	(1,564,127)
Amortization of deferred leasing	3	(365,250)	(298,272)
Gain (loss) on sale of investment property	3	171,200	(76,791)
Amortization of right-of-use asset	4	(150,041)	-
Loss on short term investments	6	(17,494)	(97,500)
Valuation net losses from investment property	3	(2,930,537)	(532,060)
Income before income tax		2,412,940	5,879,870
Income tax (expense) recovery	13 (a)	(997,050)	540,616
Net income and comprehensive income		1,415,890	6,420,486
Earnings per share basic and diluted	17	0.15	0.67

See accompanying notes to the consolidated financial statements.

IMPERIAL EQUITIES INC.
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
Years ending September 30,

	Number of shares	Capital stock	Contributed surplus	Retained earnings	Total
October 1, 2019	9,496,442	\$ 5,962,095	\$ -	\$ 85,519,555	\$ 91,481,650
Shares repurchased, held in treasury	-	(28,044)	-	-	(28,044)
Shares cancelled during the year	(36,000)	(8,953)	-	(123,985)	(132,938)
Dividends paid	-	-	-	(474,822)	(474,822)
Net earnings	-	-	-	1,415,890	1,415,890
Balance September 30, 2020	9,460,442	\$ 5,925,098	\$ -	\$ 86,336,638	\$ 92,261,736

	Number of shares	Capital stock	Contributed surplus	Retained earnings	Total
October 1, 2018	9,583,642	\$ 6,030,758	\$ 593,750	\$ 78,797,739	\$ 85,422,247
Shares repurchased during the year	-	(13,727)	-	-	(13,727)
Shares cancelled during the year	(87,200)	(54,936)	-	(292,420)	(347,356)
Expired stock options	-	-	(593,750)	593,750	-
Net earnings	-	-	-	6,420,486	6,420,486
Balance September 30, 2019	9,496,442	\$ 5,962,095	\$ -	\$ 85,519,555	\$ 91,481,650

See accompanying notes to the consolidated financial statements.

IMPERIAL EQUITIES INC.
CONSOLIDATED STATEMENTS OF CASH FLOWS
Years ending September 30,

	Notes	2020	2019
Operating activities			
Net income from operations		1,415,890	6,420,486
Finance costs		4,342,156	4,055,610
Items not affecting cash:			
Non-cash accelerated rent adjustment		(100,000)	(900,000)
Amortization of right-of-use asset		150,041	-
Amortization of tenant inducements		27,513	4,586
Amortization of deferred leasing commissions		365,250	298,272
Fair value losses on investment properties		2,930,537	532,060
Loss on short term investments		17,494	97,500
(Gain) loss on sale of investment property		(171,200)	76,791
Straight-line rental revenue		(485,069)	94,359
Deferred income taxes		444,657	(1,397,922)
Leasing commissions		(258,806)	(220,020)
Net change in operating working capital	14	942,542	865,955
Cash provided by operating activities		9,621,005	9,927,677
Investing activities			
Purchase of investment properties		(19,417,469)	(11,514,213)
Completed property under development		-	(1,888,941)
Improvements and additions to investment properties		(522,711)	(608,014)
Payment of tenant inducements		-	(137,565)
Net proceeds on sale of short-term investments		258,486	-
Net cash proceeds on sale of investment property		1,056,380	1,604,535
Net change in investing working capital	14	41,720	(1,678,451)
Cash used in investing activities		(18,583,594)	(14,222,649)
Financing activities			
Proceeds from new mortgages		14,303,500	19,600,000
Repayment of mortgages on maturity		-	(10,168,734)
Repayment of mortgages through principal instalments		(6,223,437)	(5,617,362)
Repayment of mortgage on sale of investment property		-	(743,021)
Restricted cash held in guaranteed investment certificates		-	400,000
Amortization of deferred finance fees		95,633	97,435
Fees associated with new or renewed mortgages		(90,108)	(97,332)
Advances from other financing		9,350,000	2,000,000
Repayment of other financing		(4,300,000)	(6,020,000)
Finance costs		(4,342,156)	(4,055,610)
Principal repayments on lease liability		(101,438)	-
Purchase of common shares for cancellation		(160,982)	(361,082)
Dividends paid		(474,822)	-
Net (repayment) advances on bank operating facilities		(77,326)	7,895,540
Net change in financing working capital	14	72,022	56,940
Cash provided by financing activities		8,050,886	2,986,774
Decrease in cash and cash equivalents		(911,703)	(1,308,198)
Cash and cash equivalents, beginning of year		1,035,322	2,343,520
Cash and cash equivalents, end of year		123,619	1,035,322

See accompanying notes to the consolidated financial statements

1. Description of the Company

Imperial Equities Inc. (“the Company”) was incorporated in Edmonton, Alberta, Canada. The registered and operating office of the Company is 2151, 10060 Jasper Avenue, Edmonton, Alberta T5J 3R8. The Company’s operations consist of the acquisition, development, and redevelopment of commercial and industrial properties primarily in Edmonton and throughout Alberta. All the operations of Imperial Equities Inc. are conducted in Canadian funds. The Company’s common shares trade on the TSX Venture Exchange (TSXV) under the symbol “IEI”. These consolidated financial statements include the Company and its wholly-owned subsidiaries, Imperial Equities Properties Ltd. (“IEPL”), Imperial One Limited, Imperial Two Limited, Imperial Three Limited, Imperial Four Limited, Imperial Five Limited, Imperial Six Limited, Imperial Seven Limited, and Imperial Eight Limited.

2. Significant accounting policies

(a) Statement of compliance, the basis of presentation and consolidation

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board.

The consolidated financial statements have been prepared on a historical cost basis, except for investment properties and certain financial instruments that have been measured at fair value. These consolidated financial statements are prepared on a going concern basis and are presented in Canadian dollars, which is the Company’s functional currency.

The consolidated financial statements include the accounts of the Company and its wholly-owned subsidiaries, which are the entities over which the Company has control. The Company controls the entity when the Company is exposed to or has rights to variable returns from its involvement with the entity and can affect those returns. All significant intercompany balances and transactions have been eliminated.

(b) Investment properties

Investment properties are comprised of acquired commercial properties, developed commercial properties, and properties under development or re-development, held to earn rental income or for capital appreciation or both.

Investment properties

Investment properties are measured initially at cost including transaction costs. Transaction costs include various professional fees, initial leasing commissions, and other costs to bring the property to the condition necessary for it to be capable of operating. The carrying amount also includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met. After initial recognition, investment properties are stated at fair value. Related fair value gains and losses arising from changes in the fair values are recorded in the consolidated statements of comprehensive income in the period in which they arise.

The carrying value of investment properties also includes straight-line rent receivable, tenant incentives, and leasing commissions.

Tenant incentives are inducements given to prospective tenants to move into the properties or to existing tenants to extend the lease term. The net book value of tenant incentives is included in the carrying value of the investment properties and are deducted from rental revenue on a straight-line basis over the term of the tenant’s lease.

Investment properties are derecognized when it has been disposed of or permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of investment property are recognized in the consolidated statements of comprehensive income in the period of retirement or disposal. Gains or losses on the disposal of investment properties are determined as the difference between net disposal proceeds and the carrying value of the asset in the previous reporting period financial statements.

Transfers are made from investment properties when, and only when, there is a change in use, evidenced by commencement of re-development or development with a view to sale. Investment properties are reclassified to “Investment properties held for sale” when the criteria set out in IFRS 5 “Non-Current Asset Held for Sale and Discontinued Operations” are met (Note 2(e)). If the investment property is not sold and the criteria are no longer met, the investment property is no longer classified as “Investment properties held for sale.”

Vacant land owned by the Company is held for capital appreciation or future development and treated as investment property.

Investment properties under development

The cost of properties under development includes direct development costs, realty taxes, and borrowing costs directly attributable to the development. Investment properties under development are measured at fair value at each reporting date and any gains or losses are recognized in the consolidated statements of comprehensive income. If the fair value of investment properties under development is not reliably determinable, but the Company expects the fair value of the properties to be reliably determinable when construction is complete, it measures those investment properties under development at cost until either the fair value becomes reliably determinable, or construction is completed (whichever is earlier).

Borrowing costs related to properties under development

Borrowing costs associated with direct expenditures on properties under development are capitalized. Where borrowings are associated with specific developments, the amount capitalized is the gross cost incurred on those borrowings less any investment income arising on their temporary investment. Borrowing costs are capitalized from the commencement of the development until substantially all the activities necessary to prepare the qualifying asset for its intended use or sale, are complete. Other borrowing costs are expensed in the period in which they are incurred and reported in finance costs along with amortization of deferred finance fees, and net of interest income.

(c) Business combinations

In accordance with IFRS 3 – Business Combinations (“IFRS 3”), the acquisition of an asset or group of assets is recorded as a business combination if the assets acquired and the liabilities assumed constitute a business. A business is defined as an integrated set of activities and assets that is capable of being conducted and managed for the purpose of providing goods or services to customers, generating investment income (such as dividends or interest), or generating other income from ordinary activities. Building and other asset acquisitions, which meet the above definition of a business, are recorded as business combinations and the acquisition method of accounting for these transactions is applied. Building and other asset acquisitions which do not meet the above definition of a business are recorded as an asset addition. There are no acquisitions that meet the definition of a business in the current or comparative year.

(d) Impairment of assets

At the end of each reporting period, assets, other than those identified in the standards as not being applicable to IAS 36 – Impairment of Assets such as investment properties recorded at fair value, are assessed for any indication of impairment. Should any indication of impairment exist, the recoverable amount of the asset is estimated to determine the extent of the impairment loss (if any). For impairment assessment purposes, assets are grouped at the lowest levels for which there are largely independent cash inflows (cash-generating units). As a result, some assets are tested individually for impairment and some are tested at the cash-generating unit level. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise, they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is defined as the higher of an asset’s “fair value less costs of disposal” and its “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 which the estimate of future cash flows have not been adjusted.

Where the carrying amount of an asset exceeds the recoverable amount determined, an impairment loss is recognized in the consolidated statements of comprehensive income. Should this impairment loss be determined to have reversed in a future period, a reversal of the impairment loss is recorded in the consolidated statements of comprehensive income. However, the reversal of an impairment loss will not increase the carrying amount that would have been determined had no impairment loss been recognized.

(e) Investment property held for sale

Investment property is categorized as held for sale where the property is available for sale in its present condition and the sale is highly probable. For this purpose, a sale is highly probable: (a) if management is committed to a plan to achieve the sale, (b) there is an active program to find a buyer, (c) the property is being actively marketed at a reasonable price, (d) the sale is anticipated to be completed within one year from the date of classification, and (e) it is unlikely there will be changes to the plan. Where a property is acquired with a view to resale, it is classified as held for sale if the disposal is expected to take place within one year of the acquisition and it is highly likely that the other conditions referred to above will be met within a brief period following the acquisition. Retrospective application is not required; therefore, comparative figures will not be adjusted to reflect property held for sale. On reclassification to or from investment property held for sale, investment property that is measured at fair value continues to be so measured.

(f) Leases

As outlined in section (q), the Company adopted IFRS 16 – Leases (“IFRS 16”) on October 1, 2019. As a result of adopting IFRS 16, the Company’s accounting policy for leases is described below.

The Company as a Lessee

The Company assesses whether a contract is, or contains, a lease at the inception of the contract. The Company recognizes a right-of-use asset and a corresponding lease liability for all lease arrangements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low-value assets. For these leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the Company uses its incremental borrowing rate. The incremental borrowing rate is defined as the rate of interest that the lessee would have to pay to borrow over a similar term and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment.

Lease payments included in the measure of the lease liability comprise:

- Fixed payments (including in-substance fixed payments), less any lease incentives;
- Variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- The amount expected to be payable by the lessee under residual value guarantees;
- The exercise price of purchase options, if the lessee is reasonably certain to exercise the options; and
- Payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made. The effective interest method is a method of calculating the amortized cost of a debt instrument and of allocating

interest income over the relevant period. The effective interest rate is the rate that discounts estimated future cash receipts through the expected life of the debt instrument or where appropriate, a shorter period, to the net carrying amount on initial recognition.

The Company remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever:

- The lease term has changed or there is a change in the assessment, of exercise of an option, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate;
- The lease payments change due to changes in an index or a rate change in expected payment under a guaranteed residual value, in which cases, the lease liability is remeasured by discounting the revised lease payments using the initial discount rate; or
- A lease contract is modified and the lease modification is not accounted for as a separate lease, in which case, the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day, and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses (for right-of-use assets which are considered property, plant, and equipment). Right-of-use assets are depreciated over the shorter period of the lease term and the useful life of the underlying asset. The depreciation starts at the commencement date of the lease. The Company applied IAS 36 to determine whether a right-of-use asset is impaired.

Variable rents that do not depend on an index or rate are not included in the measurement of the lease liability and the right-of-use asset. The related payments are recognized as an expense in the period in which the event or condition that triggers those payments and are included in operating expenses in the consolidated statements of comprehensive income.

As a practical expedient, IFRS 16 permits a lessee not to separate non-lease components, and instead account for any lease and associated non-lease components as a single arrangement. The Company has used this practical expedient on its contract for office space which contains both lease and non-lease components.

The Company as a Lessor

The Company enters into lease agreements as a lessor with respect to its investment properties. Leases for which the Company is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases. As the Company has retained substantially all of the risks and benefits of ownership of its investment properties, it accounts for leases with its tenants as operating leases. As operating leases, lease payments are recognized as revenue when the tenant has a right to use the leased asset. The leased asset is recognized in the consolidated statement of financial position according to the nature of the underlying asset.

(g) Segment reporting

Operating segments are defined as components of the Company for which separate financial information is available and is evaluated by the chief operating decision-maker ("CODM") in allocating resources and assessing performance. The CODM is the President and Chief Executive Officer who has determined there are two reportable segments, an agricultural division, and an industrial/retail division. All the Company's operations are solely in Canada and are under one business, commercial real estate. The CODM and the board of directors will evaluate the performance of the segments based on income from operations and have set a predetermined level of resources to be allocated to the growth of the agricultural division.

(h) Income tax

Income tax expense is comprised of current and deferred taxes. Current and deferred tax is recognized in net income except to the extent that it relates to a business combination, or items recognized directly in equity or other comprehensive income.

Current income taxes including any adjustments to tax payable in respect of previous years are recognized and measured at the amount expected to be recovered from or payable to the taxation authorities based on the tax rates that are enacted or substantively enacted by the end of the reporting period.

Deferred income tax assets and liabilities are recognized for temporary differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax bases using the tax rates that are expected to apply in the period in which the deferred tax asset or liability is expected to settle, based on the laws that have been enacted or substantively enacted by the reporting date. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable income nor the accounting income. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable income will be available against which they can be utilized. Deferred tax assets are reviewed at each reporting date and reduced accordingly to the extent that it is no longer probable that they can be utilized.

(i) Provisions

Provisions are recognized when the Company has a present legal or constructive obligation because of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are not recognized for future operating losses. Provisions are measured at the present value of the best estimate of the consideration required to settle the obligation using a discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. Provisions are re-measured at each balance sheet date using the current discount rate. The increase in the provision due to the passage of time is recognized as interest expense.

(j) Revenue recognition

Contracted rental revenue is recognized and measured in accordance with IFRS 16 *Leases*. Revenue commences when a tenant has a right to occupy the leased asset. Base rents or minimum rents in lease contracts are recognized on a straight-line basis over the term of the lease; a straight-line rent receivable, which is included in the carrying amount of investment property, is recorded for the difference between the rental revenue recorded and the contractual amount received. The Company has retained substantially all the risks and benefits of ownership of its investment properties and therefore accounts for leases with its tenants as operating leases.

Rental revenue includes recoveries of property taxes, insurance, and operating expenses. Operating expense recoveries from tenants are providing a service to the tenant and therefore are non-lease components. IFRS 15 *Revenue from Contracts with Customers* requires revenue recognized from non-lease components to be disclosed separately from other sources of revenue. Operating expense recoveries are recognized over time for services rendered in the period they are earned. The recoveries are included gross of the related costs in revenue, as management considers that the Company acts as principal in this respect. Some of the Company's leases allow the tenant to pay property taxes directly to the municipality. When the tenant chooses this option, the Company does not recognize any revenue recovery or expense related to those property taxes. Rental revenue also includes accelerated rent adjustments that occur when the Company agrees to allow a tenant to terminate their lease in advance of the contractual lease term. The proceeds of the negotiated rent adjustment are recognized in income when it is receivable, and there is no ongoing contractual obligation.

Incentives for lessees to enter into lease agreements are spread evenly over the lease term, even if the payment is not made on such basis. The lease term is the non-cancellable period of the lease.

When management determines the collectability of revenue under a lease is not reasonably assured, revenue is no longer recorded.

A property is regarded as sold when the significant risks and returns have been transferred to the buyer, which is normally on an unconditional exchange of contracts. For conditional exchanges, sales are recognized only when all the significant conditions are satisfied.

(k) Fair value measurements

The Company measures certain non-financial assets such as investment property at fair value at the end of each reporting period. Fair values of financial instruments measured at amortized cost are disclosed in the notes to the consolidated financial statements.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability
or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The Company must be able to access the principal or the most advantageous market at the measurement date.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability if market participants act in their economic best interest. A fair value measurement of a non-financial asset considers a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which enough data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the consolidated financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

(l) Financial instruments

Financial assets are recognized when the Company becomes a party to the contractual provisions of the financial instruments. Financial assets are derecognized when the contractual rights to the cash flow from the financial asset expire or when the financial asset and all substantial risks and rewards are transferred. For financial assets, the Company applies the general approach to recognize impairment losses which require losses to be recognized from possible defaults in the next twelve months. Short term investments are initially recognized at fair value and subsequently measured at fair value through profit and loss.

Financial liabilities are recognized when the Company becomes a party to the contractual provisions of the financial instruments and they are derecognized when they are extinguished, discharged, canceled, or expire.

Classification and measurement

Financial assets are classified and measured based on three categories: amortized cost, fair value through other comprehensive income (FVOCI), and fair value through profit and loss (FVTPL). Financial liabilities are classified and measured in two categories: amortized cost or FVTPL.

The following summarizes the Company's classification and measurement of financial assets and liabilities:

<u>Classification and Measurement</u>	
Financial Assets	
Cash and cash equivalents	Amortized cost
Short term investments	FVTPL
Tenant receivables	Amortized cost
Mortgage and loan receivable	Amortized cost
Financial Liabilities	
Bank operating facilities	Amortized cost
Payables and accruals	Amortized cost
Lease liability	Amortized cost
Other financing	Amortized cost
Mortgages	Amortized cost
Security deposits	Amortized cost

The Company does not have any derivatives embedded in financial or non-financial contracts.

(m) Cash and cash equivalents

Cash and cash equivalents include cash and short-term investments with original maturities of three months or less.

(n) Normal course issuers bid

Common shares purchased under the normal course issuer bid ("NCIB") are acquired at market value. The transaction reduces the number of common shares outstanding and the transaction value, including costs, reduces capital stock at the adjusted cost base of the shares repurchased with the remaining transaction value charged to retained earnings. For shares acquired and not canceled, the transaction value, including costs, reduces capital stock.

(o) Critical judgments in applying accounting policies

The following are the critical judgments, apart from those involving estimation uncertainty, in applying the Company's accounting policies and that have the most significant effect on the amounts in the consolidated financial statements:

(i) COVID-19

The COVID-19 coronavirus has had a substantial impact on the economy in 2020. The uncertainty surrounding the pandemic has required significant judgement when measuring the investment properties at fair value, which requires assumptions about the market conditions. The long-term impact is unknown and the Company has used judgement when assessing the collectability of outstanding tenant receivable balances.

(ii) Leases

The Company has commercial property leases on its investment property portfolio. The Company has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties and so accounts for the contracts with tenants as operating leases. In applying this policy, the Company makes judgments concerning the point in time at which revenue recognition under the lease commences.

The Company applies judgement in assessing whether an arrangement is, or contains, a lease in which the Company is a lessee, and in determining the lease term by considering the probability of an option being exercised to extend the term. Judgement was applied in determining the incremental borrowing rate and discount rate applied to the lease liability and right-of-use asset.

(iii) Investment properties

The Company's accounting policies relating to investment properties are described in Note 2(b). In applying this policy, judgment is applied in determining whether certain costs are additions to the carrying amount of the property to be capitalized and, for properties under development, identifying the point at which practical completion of the property occurs and the directly attributable borrowing costs are included in the carrying value of the development property. Capitalization of expenses ceases to occur when the property under development is available for use. This judgment is applied when the property is substantially complete and is sometimes concurrent with occupancy.

In the normal course of operations, the Company acquires investment properties. At the time of the acquisition, the Company considers whether the acquisition represents the acquisition of a business or a group of assets and liabilities. All acquisitions of investment properties acquired to date by the Company have been determined to be asset acquisitions.

(iv) Classification of tenant incentives

Payments are sometimes made to, or on behalf of, tenants of our commercial properties when new leases are signed. When the payments add future value to the space independent of the lease in place, such costs are capitalized to the investment property. If the costs incurred are specific to the lessee, and do not have stand-alone value, these costs are treated as tenant incentives and amortized on a straight-line basis to revenue over the lease term in accordance with SIC 15, Operating leases – incentives.

(v) Income tax

The Company follows the asset/liability method for calculating deferred income taxes. Tax interpretations, regulations, and legislation in the various jurisdictions in which the Company operates are subject to change. As such, income taxes are subject to measurement uncertainty. Deferred income tax assets are assessed by management at the end of the reporting period to determine the likelihood that they will be realized from future taxable earnings. Assessing the recoverability of deferred income tax assets requires the Company to make significant estimates related to the expectations of future cash flows from operations and the application of existing tax laws in each jurisdiction.

(p) Critical accounting estimates and assumptions

The Company makes estimates and assumptions that affect carrying amounts of assets and liabilities, disclosure of contingent assets and liabilities, and the reported amount of earnings for the period. Actual results could differ from estimates. The estimates and assumptions that are critical to the determination of the amounts reported in the consolidated financial statements relate to the following:

(i) Investment properties

The choice of valuation method and the critical estimates and assumptions underlying the calculation of the fair value of investment properties and investment properties under development is set out in Note 3.

Significant estimates used in determining the fair value of the investment properties include capitalization rates and normalized net operating income (which is influenced by the inflation rate, vacancy rates, and standard costs) by individual properties, using property-specific capitalization rates.

Investment property under development is valued at cost until either the fair value becomes reliably determinable, or construction is completed (whichever is earlier).

The determination of the fair value of investment property requires the use of estimates such as future cash flows from assets and capitalization rates applicable to those assets. In addition, development risks (such as construction and leasing risks) are also taken into consideration when determining the fair value of investment property under development. These estimates are based on local market conditions existing at the reporting date. In arriving at estimates of market values, management used their market knowledge and professional judgment and did not rely solely on historical transaction comparables. In these circumstances, there is more uncertainty than which exists in a more active market in estimating the fair values of investment property. The critical estimates and assumptions underlying the valuation of investment properties and developments are set out in Note 3.

(ii) Income taxes

Uncertainties exist concerning the interpretation of complex tax regulations and the amount and timing of future taxable income. Differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to taxable income and expense already recorded.

(iii) Stock-based compensation

The Company uses the Black-Scholes Option Pricing Model for valuing its stock options to employees and directors at the date of issue. Management uses estimates of the expected life, the risk-free rate, expected volatility, and expected forfeiture rate when calculating the value of the options issued. These estimates may vary from the actual expense incurred.

(q) Adoption of accounting standards

(i) IFRS 16- Leases (“IFRS 16”)

Effective October 1, 2019, the Company has applied IFRS 16. IFRS 16 introduces new requirements with respect to lease accounting. It introduces significant changes to the lessee accounting by removing the distinction between operating and finance leases and requiring the recognition of a right-of-use asset and a lease liability at the commencement of all leases, except for short-term leases and leases of low value assets. In contrast to lessee accounting, the requirements for lessor accounting have remained largely unchanged. The impact of the adoption of IFRS 16 on the Company’s financial statements is described below. The Company has applied IFRS 16 using the modified retrospective approach, and therefore, the comparative information has not be restated.

Impact from the new definition of a lease

The change in the definition of a lease mainly relates to the concept of control. IFRS 16 determines whether a contract contains a lease on the basis of whether the customer has the right to control the use of an identified asset for a period of time in exchange for consideration. The Company assessed all contracts in place on October 1, 2019 to determine if they were, or were not, a lease.

Impact on Lessee Accounting – Former Operating Leases

IFRS 16 changes how the Company accounts for leases previously classified as operating leases under IAS 17- Leases (“IAS 17”), which were off-balance-sheet.

At transition, lease liabilities, arising from previously recorded operating leases, were measured at the present value of the remaining lease payments, discounted at the Company’s incremental borrowing rate as at October 1, 2019. Right-of-use assets were measured at an amount equal to the lease liability.

The Company used the following practical expedients when applying IFRS

- Applied the exemption not to recognize right-of-use assets and liabilities for leases with less than 12 months of lease term or for leases of low-value assets.

- Excluded initial direct costs from measuring the right-of-use asset at the date of initial application.
- Used hindsight when determining the lease term if the contract contains options to extend or terminate the lease.

On transition to IFRS 16, the Company also elected to apply the practical expedient to grandfather the assessment of which transactions are leases. It applied IFRS 16 only to contracts that were previously identified as leases. Contracts that were not identified as leases under IAS 17 and International Financial Reporting Interpretations Committee IFRIC 4 – Determining whether an Arrangement contains a Lease, were not reassessed for whether there is a lease. Therefore, the definition of a lease under IFRS 16 was only applied to contracts entered into or changed on or after October 1, 2019.

The following table shows the impact of adopting IFRS 16 on the Company’s consolidated statement of comprehensive income:

	Year Ended
	September 30, 2020
Reduced operating expenses	\$ (184,011)
Increased financing costs	47,657
Increased depreciation on right-of-use assets	150,041
Net increase in expenses with adopting IFRS 16	\$ 13,687

In May 2020, the IASB issued an Amendment to IFRS 16, COVID-19-Related Rent Concessions. The amendment permits lessees not to assess whether particular COVID-19-related rent concessions are lease modifications and, instead, account for those rent concessions as if they were not lease modifications. In addition, the amendment to IFRS 16 provides specific disclosure requirements regarding COVID-19-related rent concessions. The amendment is effective for annual reporting periods beginning on or after June 1, 2020, with earlier application permitted including in financial statements not yet authorized for issue at May 28, 2020. The adoption of this amendment had no impact on the consolidated financial statements.

Under IFRS 16, lessor accounting remains largely unchanged, and the distinction between operating and finance leases is retained. The Company has assessed this standard and consistent with IFRS 15, leases with tenants will be accounted for as operating leases in the same manner they are currently being reported.

(ii) IFRIC 23 – Uncertainty over income tax treatments (“IFRIC 23”)

In June 2017, the IASB issued IFRIC 23. IFRIC 23 clarifies the application of recognition and measurement requirements in IAS 12, Income taxes when there is uncertainty over income tax treatments. IFRIC 23 is effective for annual reporting periods beginning on or after January 1, 2019, with early adoption permitted. IFRIC 23 requires the Company to contemplate whether uncertain tax treatments should be considered separately or together as a group, based on which approach provides better predictions of the resolution, and to determine if it is probable that the tax authorities will accept the uncertain tax treatment or, if it is not probable that the uncertain tax treatment will be accepted, measure the uncertainty based on the most likely amount or expected value, depending on which method better predicts the resolution of the uncertainty. On October 1, 2019, the Company adopted this standard with no impact on its consolidated financial statements.

Future accounting standards

IAS 1 *Presentation of Financial Statements* has been revised to incorporate amendments issued by the International Accounting Standards Board (IASB) in January 2020. The amendments provide a more general approach to the presentation of liabilities as current or non-current based on contractual arrangements in place at the reporting date. The amendments specify that the rights and conditions existing at the end of the reporting period are relevant in determining whether the Company has a right to defer settlement of a liability by at least twelve months; provide that management's expectations are not a relevant consideration as to whether the Company will exercise its rights to defer settlement of a liability; and clarify when a liability is considered settled. On July 15, 2020, the IASB issued a deferral of the effective date for the new guidance by one year to annual reporting periods beginning on or after January 1, 2023, and is to be applied retrospectively. The Company has not yet determined the impact of these amendments on its consolidated financial statements.

3. Investment properties

	Income Producing Properties	Properties Under Development	Held For Development	Total Investment Properties
Opening balance at September 30, 2019	\$ 205,702,397	\$ -	\$ 12,766,493	\$ 218,468,890
<i>Additions:</i>				
Property improvements and additions	378,108	-	-	378,108
Capitalized property taxes and other	-	-	144,603	144,603
Leasing commissions	258,806	-	-	258,806
Property acquisitions	19,417,469	-	-	19,417,469
Amortization of tenant inducements	(27,513)	-	-	(27,513)
Change in straight-line rental revenue	485,069	-	-	485,069
Sale of investment property	(8,885,177)	-	-	(8,885,177)
Revaluation losses, net	(2,421,433)	-	(509,104)	(2,930,537)
Amortization of deferred leasing commissions	(365,250)	-	-	(365,250)
Ending balance at September 30, 2020	\$ 214,542,476	\$ -	\$ 12,401,992	\$ 226,944,468

	Income Producing Properties	Properties Under Development	Held For Development	Total Investment Properties
Opening balance at September 30, 2018	\$ 186,853,753	\$ 9,340,565	\$ 10,516,418	\$ 206,710,736
<i>Additions:</i>				
Property improvements and additions	475,141	-	-	475,141
Capitalized property taxes and other	-	-	132,873	132,873
Construction costs	-	1,888,941	-	1,888,941
Leasing commissions	220,020	-	-	220,020
Property acquisitions	9,834,476	-	1,679,737	11,514,213
Tenant inducements, net of amortization	132,982	-	-	132,982
Change in straight-line rental revenue	(94,359)	-	-	(94,359)
Sale of investment property	(1,681,325)	-	-	(1,681,325)
Transfer to (from)	11,229,506	(11,229,506)	-	-
Revaluation gains (losses), net	(969,525)	-	437,465	(532,060)
Amortization of deferred leasing commissions	(298,272)	-	-	(298,272)
Ending balance at September 30, 2019	\$ 205,702,397	\$ -	\$ 12,766,493	\$ 218,468,890

Valuation methodology and processes

The fair value of investment properties at each reporting period is determined internally by management using assumptions and market information obtained from industry professionals and qualified external appraisers. Management uses inputs from external appraisers as additional sources of information when recording property-specific attributes. Investment properties carried at fair value are categorized by level according to the significance of the inputs used in making the measurements. As the fair value of investment properties is determined with significant unobservable inputs, the investment properties are typically classified as Level 3 assets. The Company's policy is to recognize transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

Management's primary internal valuation model is based on a capitalization of the forecasted normalized net operating income approach. The Company determines the forecasted normalized net operating income using a one-year income forecast for each property based on current in-place rents and assumptions about occupancy, structural and vacancy reserves, less cash outflows expected to operate and manage each property within the portfolio. Capitalization rates used to estimate fair market value consider many factors including but not limited to; the

location of the property, the size of the land parcel, site coverage, the quality and strength of tenants, whether lease rates are over or under current market rates, demand for the type and use of the property, the age of the building, any special use characteristics of the building or area, whether it is single-tenant or multi-tenanted and vacancy rates in the area. Market information related to the external sale of similar buildings within a similar geographic location is also taken into consideration.

Land held for development with holding income is valued based on sale data within the market area.

The Company's executive management team is responsible for determining fair value measurements including verifying all major inputs included in the valuation. Management, along with the Audit Committee, discusses the valuation process and key inputs every quarter.

The key level 3 valuation metrics for the investment properties are set out below.

	September 30, 2020	September 30, 2019
Range of capitalization rates applied to investment properties	4.50% - 8.50%	4.50% - 8.50%
Fair values of properties where cap rates were applied	\$ 210,631,766	\$ 193,391,689
Weighted average cap rates	6.36%	6.27%
Fair value impact of increasing average cap rate by 0.25%	\$ (7,960,123)	\$ (7,417,369)
Fair value impact of a 1% decrease in net operating income	\$ (2,093,904)	\$ (1,933,930)
Land held for development		
Average price per acre of land	\$ 157,274	\$ 163,349
Number of acres	64.55	64.55
Total fair values	\$ 10,152,036	\$ 10,516,497
Impact of a 10% change in average price per acre	\$ 1,015,204	\$ 1,051,650
Land under lease agreements with tenants		
Number of acres leased	7.90	7.90
Average price per acre	\$ 779,837	\$ 779,837
Total fair values of leased land	\$ 6,160,710	\$ 6,160,710
Impact of a 10% change in average price per acre	\$ 616,071	\$ 616,071

Included in the carrying amount of investment properties are the following:

	September 30, 2020	September 30, 2019
Straight line rent receivable	\$ 2,385,884	\$ 1,453,543
Tenant inducements	105,467	132,979
Leasing commissions	1,447,956	1,554,400
	<u>\$ 3,939,307</u>	<u>\$ 3,140,922</u>

All the above are amortized over the terms of the respective leases.

During Q4 2020, the Company disposed of an investment property for total sale proceeds of \$9,350,000 creating a gain on the sale of \$171,200. The Company entered into a vendor take back ("VTB") mortgage for \$8,000,000. The VTB bears interest at an annual rate of 2.5% with monthly interest payments due to the maturity date of July 21, 2021. The VTB can be prepaid in whole or in part without penalty. The purchaser has an option to extend the mortgage for a further year. The VTB is carried at amortized cost.

4. Right-of-use asset

The following table presents the change in the balance of the Company's right-of-use asset which is its office lease:

	September 30, 2020	September 30, 2019
Opening balance	\$ -	\$ -
Adoption of IFRS 16 (Note 2)	962,760	-
Amortization expense	(150,041)	-
Balance, end of year	\$ 812,719	\$ -

5. Receivables and loan receivable

	September 30, 2020	September 30, 2019
Loan receivable, net, beginning of year	\$ 728,063	\$ 1,009,825
Reversal of provision for impairment	100,000	900,000
Principal payments received	(828,063)	(1,181,762)
Loan receivable, end of the year	\$ -	728,063
Receivables	248,208	277,965
Accrued interest	16,667	4,140
Other	-	7,741
Provision for impairment	-	(10,000)
Receivables net, end of year	\$ 264,875	\$ 279,846

During the current year, the Company reinstated \$100,000 of the receivable that was previously considered impaired (September 30, 2019 - \$900,000). The reversal amount of \$100,000 (September 30, 2019 - \$900,000) was recorded as revenue.

Tenant receivables at September 30, 2020, and 2019, include occupancy costs which are reconciled at each year-end and subsequently collected.

6. Short – term investments

Short-term investments are common shares that were disposed of on the open market during the current year. Total net proceeds from the sale were \$258,486 creating an accounting loss on disposal of \$17,494.

7. Prepaid expenses and deposits

	September 30, 2020	September 30, 2019
Prepaid operating expenses	\$ 707,215	\$ 610,775
Deposits in trust	9,360	-
Security deposits with municipalities	41,519	50,939
Total prepaid expenses and deposits	\$ 758,094	\$ 661,714

Prepaid operating expenses are insurance and property taxes.

8. Mortgages

Maturity	Rate	September 30, 2020	September 30, 2019
* January 1, 2021	3.060%	\$ 1,409,892	\$ 1,578,129
* January 1, 2021	2.980%	3,222,750	3,485,483
* January 1, 2021	2.980%	4,986,626	5,393,160
* April 1, 2021	2.880%	5,169,392	5,581,728
* April 1, 2021	2.948%	2,832,165	3,034,587
October 1, 2021	2.470%	5,480,578	6,086,078
October 1, 2021	2.470%	6,882,331	7,416,065
February 1, 2022	3.040%	5,403,477	5,794,009
June 1, 2022	2.730%	2,008,815	2,209,502
December 1, 2022	3.670%	3,505,577	3,728,639
December 1, 2022	3.671%	3,184,981	3,387,629
February 1, 2023	3.750%	1,924,526	2,044,271
October 1, 2023	3.950%	392,042	509,368
October 1, 2023	4.090%	5,691,548	6,014,888
November 1, 2023	4.330%	3,910,232	4,126,623
December 1, 2023	4.648%	4,669,603	4,919,773
January 1, 2024	4.300%	2,233,245	2,401,720
January 1, 2024	4.300%	1,772,416	1,906,127
August 1, 2024	3.300%	9,619,196	10,156,050
November 1, 2024	3.555%	8,509,822	8,966,286
February 1, 2025	3.420%	4,851,774	-
April 1, 2025	2.310%	5,177,069	-
August 1, 2025	2.837%	3,982,122	-
<i>Total mortgages</i>		\$ 96,820,179	\$ 88,740,115
<i>Less: current portion of principal payments</i>		(23,036,386)	(15,850,616)
<i>Less: balance of unamortized finance fees</i>		(236,556)	(242,080)
		\$ 73,547,237	\$ 72,647,419
Weighted average rate		3.29%	3.35%

*Mortgages due in the next twelve months

All the above mortgages are repayable in blended monthly payments of interest and principal. The security pledged for each mortgage is limited to the related investment property.

9. Bank operating facilities

	September 30, 2020	September 30, 2019
Bank operating facilities	\$ 26,275,887	\$ 26,353,212

The Company has two credit facilities set out as follows:

- 1) One operating line of credit (LOC) with a limit of \$13,467,000 (September 30, 2019 - a limit of \$13,500,000).

This LOC is used to assist with property acquisitions and general operations and has a balance at September 30, 2020, of \$13,309,907 (September 30, 2019 - \$13,372,362). The credit facility bears interest at prime plus 1% per annum (September 30, 2019 – prime plus 1% per annum) and is secured by specific revenue-producing properties with combined fair values of \$36,939,597 (September 30, 2019, specific revenue-producing properties with

combined fair values of \$46,341,730). The Company pays a standby fee of .25% per annum (September 30, 2019 - .25% per annum) payable monthly on the undrawn portion of the facility. Specific covenants of this credit facility are that there be a minimum of 90% occupancy of the secured buildings and adherence to a margin formula as outlined below.

- Availability under the facility will be restricted to the lending value assigned to the properties which will be the lesser of: a) the level at which a Debt Service Coverage Ratio of 1.25 can be maintained, less the Prior Debt on the properties, (unchanged from September 30, 2019); or b) the level at which a Loan to Value Ratio of 70% can be maintained for the secured properties, over which the Lender has a 1st mortgage and 60% for the secured properties over which the Lender holds a 2nd mortgage, less the prior debt on the properties (unchanged from September 30, 2019). For these secured properties, the loan to value is set at 70%, unchanged from the prior year.

Debt Service Coverage Ratio ("DSCR") is the net operating income, divided by the debt service.

- *Debt service* = annual principal and interest payments based on a 25-year amortization and an interest rate that is the greater of 4.5% (September 30, 2019 - 5.0%) or the Government of Canada Benchmark Bond Yields plus 225 basis points.
- *Net Operating Income* is stabilized operating income from the secured properties adjusted for normal operating expenses, common area maintenance expenses, property taxes, and other expenses that are not recovered from the tenants.

Loan to Value Ratio ("LTV") is the total debt on the secured properties divided by the current market value of the secured properties.

Loan Covenant Requirements:	Min. 90% Occupancy	DSCR 1.25	LTV 70%
September 30, 2020	Yes	2.75	73%
June 30, 2020	Yes	2.89	68%
March 31, 2020	Yes	2.89	68%
December 31, 2019	Yes	2.89	69%
September 30, 2019	Yes	2.89	69%

During Q4 2020, the lender removed the sold property from the secured property which increased the LTV beyond 70%. The lender agreed to allow the increase with a provision that it is to be lowered to 70% within 18 months. To facilitate this, the operating limit will be reduced by \$16,500 on the first of each month commencing August 1, 2020. At September 30, 2020, the lender approved the LTV to 73%.

- 2) A second operating LOC with a limit of \$13,000,000 (September 30, 2019 – a limit of \$13,000,000).

This credit facility bears interest at prime plus .95% per annum (unchanged from September 30, 2019) and is secured by specific revenue-producing properties with combined fair values at September 30, 2020, of \$70,548,383 (September 30, 2019 - \$73,601,828).

There are no specific covenants or margin formulas for this line of credit. The balance on the credit facility at September 30, 2020 is \$12,965,980 (September 30, 2019 - \$12,980,850).

10. Lease liability

The following table presents the change in the balance of the Company's lease liability:

	September 30, 2020	September 30, 2019
Opening balance	\$ -	\$ -
Adoption of IFRS 16 (Note 2)	962,760	-
Lease payments	(149,095)	-
Interest	47,657	-
Balance, end of year	\$ 861,322	\$ -
Current portion	\$ 139,040	\$ -
Non-current portion	722,282	-
	\$ 861,322	\$ -

Incremental borrowing rate 4.95%

Estimated future principal payments required to meet the lease liability as at September 30, 2020, are as follows:

12 months ending September 30, 2021	\$ 139,040
12 months ending September 30, 2022	144,247
12 months ending September 30, 2023	151,387
12 months ending September 30, 2024	158,881
12 months ending September 30, 2025	166,746
Thereafter	101,021
Total	\$ 861,322

11. Payables and accruals

	September 30, 2020	September 30, 2019
Trade payables	\$ 301,366	\$ 98,659
Accrued loan interest	357,691	245,670
Current portion of tenant security deposits	91,350	47,068
Accrued liabilities	316,693	162,309
Prepaid rents	268,126	246,470
Total payables and accruals	\$ 1,335,226	\$ 800,176

Trade payables include commissions payable on acquisitions and leasing fees. Prepaid rents from tenants largely relate to rent due on the first of the following month, and the balance represents rents paid in advance which are recognized in revenue over the applicable months. Accrued liabilities include management compensation payable of \$100,000 (September 30, 2019 – nil) and the balance relates to occupancy costs due to tenants. The carrying value of payables and accruals approximates fair value due to their short-term maturity.

12. Finance costs

The components of finance costs are as follows:

	September 30, 2020	September 30, 2019
Interest on mortgages	\$ 3,059,666	\$ 3,018,716
Interest on bank operating facilities	1,079,350	1,022,476
Interest on other unsecured financing	107,971	6,817
Interest on lease obligations	47,657	-
Amortization of deferred finance fees	95,633	97,435
Interest income	(48,121)	(89,834)
	\$ 4,342,156	\$ 4,055,610

13. Income taxes**a) Provision for income taxes**

Components of income tax expense (recovery)

	September 30, 2020	September 30, 2019
Current tax expense	\$ 552,393	\$ 857,306
Deferred tax expense (recovery)		
Origination and reversal of temporary differences	447,417	(1,400,682)
Change in unrecognized temporary differences	(2,760)	2,760
	\$ 997,050	\$ (540,616)

The actual income tax provision differs from the expected amount calculated by applying Canadian combined federal and provincial corporate tax rates to income before tax. Income tax rates decreased from 26.75% in 2019, to 24.75% in 2020 due to decreases in provincial rates. These differences result from the following:

	2020	2019
Income before income taxes	\$ 2,412,940	\$ 5,879,870
Expected income tax expense at 24.75% (2019 – 27.00%)	\$ 597,203	\$ 1,572,865
<i>Increase (decrease) resulting from:</i>		
Non-taxable items	(162,962)	5,809
Change in unrecognized temporary differences	(2,760)	2,760
Tax rate differentials and tax rate changes	565,569	(2,122,050)
	\$ 997,050	\$ (540,616)

b) Deferred taxes

Deferred tax assets are attributable to the following:

	September 30, 2020	September 30, 2019
Financing fees	\$ -	\$ 313
Lease liability	198,104	-
Capital losses	4,774	-
Donations	43,484	27,378
Deferred tax assets	246,362	27,691
Offset of tax	(246,362)	(27,691)
Net deferred tax assets	\$ -	\$ -

Deferred tax liabilities are attributable to the following:

	September 30, 2020	September 30, 2019
Straight-line rent receivable	\$ 548,753	\$ 334,315
Investment properties	11,830,656	12,236,412
Finance fees	7,029	878
Deferred leasing	333,030	357,512
Right-of-use asset	186,926	-
Capital gain reserve	686,051	-
Deferred tax liabilities	13,592,445	12,929,117
Offset of tax	(246,362)	(27,691)
Net tax liabilities	\$ 13,346,083	\$ 12,901,426

\$30,273,649 (September 30, 2019 - \$30,273,649) related to investments in certain subsidiaries was not recognized because it was not probable that the temporary difference will reverse in the foreseeable future and taxable profit will not be available against which the temporary difference can be utilized.

14. Supplemental consolidated cash flow information

	September 30, 2020	September 30, 2019
<i>Net change in operating working capital</i>		
Decrease (increase) in receivables	\$ 14,973	\$ (37,054)
Decrease in loans receivable	828,063	1,181,762
Increase in prepaid expenses and deposits	(87,020)	(107,768)
Increase (decrease) in payables and accruals	411,947	(59,190)
Decrease in income taxes payable	(304,912)	(58,171)
Increase (decrease) in security deposits	79,491	(53,624)
	\$ 942,542	\$ 865,955

<i>Net change in investing working capital</i>		
(Increase) decrease in deposits in trust for property acquisitions	\$ (9,360)	\$ 665,000
Increase (decrease) in payables and accruals	51,080	(2,343,451)
	\$ 41,720	\$ (1,678,451)

<i>Net change in financing working capital</i>		
Increase in accrued interest payable	\$ 72,022	\$ 56,940

Interest paid	\$ 3,369,208	\$ 4,084,236
Income taxes paid	\$ 905,468	\$ 915,370

	September 30, 2020
<i>Non-cash transactions</i>	
Adoption of IFRS 16 (Note 2)	
Right-of-use asset	\$ 962,760
Lease liability	\$ 962,760
Mortgage receivable	\$ 8,000,000

15 Segmented Information

IFRS 8, Operating Segments requires reportable segments to be determined based on internal reports that are regularly reviewed by the chief operating decision maker for the purpose of assessing performance and allocating resources to segments. The CODM has determined there are two reportable segments in the current fiscal year, based on the different economic environments they operate in. The following summary presents segmented financial information by industry divisions.

September 30,	Agricultural Division		Industrial Division		Corporate		CONSOLIDATED	
	2020	2019	2020	2019	2020	2019	2020	2019
Rental revenue, contractual amount	\$ 788,516	\$ 505,613	\$ 11,257,859	\$ 11,755,780	\$ -	\$ -	\$ 12,046,375	\$ 12,261,393
Property tax and insurance recoveries	82,063	62,098	2,266,355	2,382,330	-	-	2,348,418	2,444,429
Operating expense recoveries	12,547	11,414	1,111,292	897,411	-	-	1,123,839	908,825
Accelerated rent adjustment	-	-	100,000	1,082,207	-	-	100,000	1,082,207
Amortization of tenant inducements	-	-	(27,513)	(4,586)	-	-	(27,513)	(4,586)
Straight-line rental revenue	53,265	62,981	431,804	(157,340)	-	-	485,069	(94,359)
Rental revenue	936,391	642,106	15,139,797	15,955,802	-	-	16,076,188	16,597,908
Property operating expenses								
Property taxes and insurance	(84,010)	(62,098)	(2,596,327)	(2,382,330)	-	-	(2,680,337)	(2,444,428)
Operating expenses								
Repairs and maintenance	(13,899)	(2,139)	(899,229)	(836,816)	-	-	(913,128)	(838,954)
Management fees	(35,309)	(22,564)	(606,612)	(672,992)	-	-	(641,921)	(695,556)
Utilities	-	-	(151,154)	(114,740)	-	-	(151,154)	(114,740)
<i>subtotals</i>	(133,218)	(86,801)	(4,253,322)	(4,006,877)	-	-	(4,386,540)	(4,093,678)
Income from operations	803,173	555,305	10,886,475	11,948,925	-	-	11,689,648	12,504,230
Finance costs								
Interest on mortgages	(221,253)	(174,627)	(2,838,413)	(2,844,089)	-	-	(3,059,666)	(3,018,716)
Interest on bank operating facilities	-	-	-	-	(1,079,350)	(1,022,476)	(1,079,350)	(1,022,476)
Interest on other unsecured financing	-	-	-	-	(107,971)	(6,817)	(107,971)	(6,817)
Interest on lease obligations	-	-	-	-	(47,657)	-	(47,657)	-
Amortization of deferred finance fees	(6,030)	(6,031)	(89,603)	(91,404)	-	-	(95,633)	(97,435)
Capitalized interest	-	-	-	-	-	-	-	-
Interest income	-	-	-	-	48,121	89,834	48,121	89,834
<i>subtotals</i>	(227,283)	(180,658)	(2,928,016)	(2,935,493)	(1,186,857)	(939,459)	(4,342,156)	(4,055,610)
Administration expenses	-	-	-	-	(1,642,431)	(1,564,127)	(1,642,431)	(1,564,127)
Amortization of deferred leasing	(12,838)	(10,698)	(352,412)	(287,574)	-	-	(365,250)	(298,272)
Amortization of right-of-use asset	-	-	-	-	(150,041)	-	(150,041)	-
Unrealized gains (losses) on short term investments	-	-	-	-	(17,494)	(97,500)	(17,494)	(97,500)
Gain (loss) on the sale of investment property	-	-	171,200	(76,791)	-	-	171,200	(76,791)
Valuation net gains (losses) from investment property	84,002	197,503	(3,014,539)	(729,563)	-	-	(2,930,537)	(532,060)
Income (loss) before income tax	647,054	561,452	4,762,708	7,919,504	(2,996,822)	(2,601,086)	2,412,940	5,879,870
Income tax (expense) recovery	(160,146)	150,188	(1,178,770)	(2,118,467)	341,866	2,508,895	(997,050)	540,616
Net income (loss) and total comprehensive income (loss) for the year	\$ 486,909	\$ 711,640	\$ 3,583,938	\$ 5,801,037	\$ (2,654,956)	\$ (92,191)	\$ 1,415,890	\$ 6,420,486
Investment properties	\$ 10,558,954	\$ 10,399,824	\$ 216,385,514	\$ 208,069,066			\$ 226,944,468	\$ 218,468,890
Mortgages	\$ 4,669,603	\$ 4,919,773	\$ 92,150,576	\$ 83,820,342			\$ 96,820,179	\$ 88,740,115
Additions to investment properties	\$ 34,741	\$ -	\$ 19,905,439	\$ 608,014			\$ 19,940,180	\$ 14,011,168

16. Share capital

a) The Company has unlimited authorized common share capital.

	September 30, 2020	September 30, 2019
Number of shares issued		
Balance beginning of year	9,496,442	9,583,642
Shares cancelled	(36,000)	(87,200)
Ending number of shares	9,460,442	9,496,442
Capital stock		
Balance beginning of year	\$ 5,962,095	\$ 6,030,758
Shares held in treasury	(28,044)	(13,727)
Shares cancelled during the period	(8,953)	(54,936)
Ending capital stock	\$ 5,925,098	\$ 5,962,095

The Company received approval from the TSX Venture Exchange to purchase up to 479,182 common shares representing 5% of the outstanding shares under a normal course issuer bid ("NCIB") that expired September 2, 2020. During the current year, the Company repurchased 41,900 shares for \$160,982. A total of 36,000 shares were canceled during the period with the excess purchase price over the cost of the shares of \$123,985, being charged to retained earnings. There remain 9,200 shares held in treasury until canceled.

During the prior year, 90,500 shares were repurchased for \$361,082. Of the shares repurchased, 87,200 were canceled and the excess purchase price over the cost of the shares of \$292,420 was charged to retained earnings. The remaining 3,300 shares for \$13,727 were held in treasury until canceled during the current year.

17. Earnings per share

The following are the weighted average number of shares outstanding:

	September 30, 2020	September 30, 2019
Net income and comprehensive income	\$ 1,415,890	\$ 6,420,486
Weighted average shares outstanding – basic and diluted	9,471,776	9,554,980
Earnings per share – basic and diluted	\$.15	\$.67

18. Rental revenue

The Company leases its commercial properties under operating leases with terms between 2 and 17 years. Some leases have options to extend for further five-year terms and a few leases are month to month.

a) **Rental revenue**

	September 30, 2020	September 30, 2019
Rental revenue, contractual amount	\$ 12,046,375	\$ 12,261,393
Property tax and insurance recoveries	2,348,418	2,444,428
Operating expense recoveries	1,123,839	908,825
Accelerated rent adjustment	100,000	1,082,207
Amortization of tenant inducements	(27,513)	(4,586)
Straight-line rental revenue	485,069	(94,359)
Rental revenue on statements of comprehensive income	\$ 16,076,188	\$ 16,597,908

The accelerated rent adjustment in the prior year relates to a tenant that was granted early termination of their lease. Straight-line rental revenue includes rent deferrals during the year for numerous tenants that requested rent relief due to COVID-19. The deferred rent will be repaid after September 30, 2020.

Future contracted minimum rent receivable from non-cancellable tenant operating leases is as follows:

	September 30, 2020	September 30, 2019
No later than one year	\$ 13,018,734	\$ 12,599,688
2 – 5 years	36,165,839	36,258,373
Over 5 years	26,414,370	24,404,330
	\$ 75,598,943	\$ 73,262,391

The month to month tenant revenue is not included in the above figures. The future contracted minimum rent receivable could be negatively impacted by a tenant having financial difficulties and being unable to meet their rent obligations. The future rent receivable assumes all tenants will honor the financial obligations of their leases, to the terms of their leases, with no defaults or variations in the contracted amounts.

19. Guarantees, contingencies, and commitments

a) In the normal course of operations, the Company and its subsidiaries execute agreements that provide for indemnification and guarantees to third parties, such as engagement letters with advisors and consultants, and service agreements. The Company has also agreed to indemnify its directors and certain of its officers and employees in accordance with the Company's bylaws. Certain agreements do not contain any limits on the Company's liability and, therefore, it is not possible to estimate the Company's potential liability under these indemnities, and as such, no provision has been included in these financial statements. Further, the Company maintains insurance policies that may provide coverage against certain claims under these indemnities.

b) The Company maintains insurance on its properties. The all-risk property insurance includes replacement cost and rental value coverage (including coverage for the perils of flood and earthquake).

c) The Company has contracts in place with related parties to provide property management and asset management. Both contracts have been in place since 1999 and have been renewed on an annual basis with no changes to the terms. Further information can be found in the Related Party Transactions in Note 22.

20. Capital risk management

The Company defines capital that it manages as the aggregate of its equity and interest-bearing debt. The Company's objectives when managing capital are to ensure that the Company will continue as a going concern so that it can sustain daily operations and provide adequate returns to its shareholders. The Company is subject to risks associated with debt financing, including the possibility that existing mortgages may not be refinanced, or may not be refinanced on as favorable terms or with interest rates as favorable as those of the existing debt. The Company mitigates these risks by its continued efforts to stagger the maturity profile of its long-term debt, enhance the value of its real estate properties, and maintain high occupancy levels. The Company manages its capital structure and adjusts it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

	September 30, 2020	September 30, 2019
Mortgages	\$ 96,820,179	\$ 88,740,115
Lease liability	861,322	-
Bank operating facilities	26,275,887	26,353,212
Other financing	5,050,000	-
Total debt financing	129,007,388	115,093,327
Equity	92,261,736	91,481,650
Total capital	\$ 221,269,124	\$ 206,574,977

21. Financial instruments

	September 30, 2020	September 30, 2019
Financial assets		
Cash and cash equivalents	\$ 123,619	\$ 1,035,322
Short term investments	-	276,000
Loan receivable	-	728,063
Receivables, net of provisions	264,875	279,846
Mortgage receivable	8,000,000	-
	\$ 8,388,494	\$ 2,319,231
Financial liabilities		
Bank operating facilities	\$ 26,275,887	\$ 26,353,212
Payables and accruals	1,335,226	800,176
Other financing	5,050,000	-
Lease liability	861,322	-
Security deposits	728,855	558,030
Mortgages	96,820,179	88,740,115
	\$ 131,071,469	\$ 116,451,533

The carrying value of cash and cash equivalents, receivables, bank operating facilities, other financing, payables and accruals, and security deposits approximate their fair value because of the near-term maturity of those instruments. The fair value of short-term investments in the prior year is a level 1 measurement valued at the quoted market price. The fair value of mortgages payable is a level 2 measurement and is based on discounted future cash flows using rates that reflect observable current market rates for similar investments with similar terms and conditions. The estimated fair value of mortgages payable as at September 30, 2020 is \$98,065,439 (September 30, 2019 - \$88,682,977). These estimates are subjective as current interest rates are selected from a range of potentially acceptable rates and accordingly, other fair value estimates are possible. The interest rate used for this calculation is 2.837% (September 30, 2019 – 3.555%).

The Company's activities expose it to risks arising from financial instruments including credit risk, interest rate risk, and liquidity risk, and most recently, the risk associated with the coronavirus. Management reviews these risks on an ongoing basis to ensure that the risks are appropriately managed.

Credit risk

The Company is exposed to credit risk equivalent to the balance of its tenant receivables of \$264,875 at September 30, 2020 (September 30, 2019 - \$279,846), and cash and cash equivalents of \$123,619 (September 30, 2019 - \$1,035,322). Credit risk on tenant receivables arises from the possibility that tenants may experience financial difficulty and be unable to fulfill their lease commitments. The Company mitigates the risk of credit loss with a policy of credit assessment for all new lessees and by limiting its exposure to any one tenant. For tenant accounts receivable, the Company applies the general approach to recognize expected credit losses ("ECL") in the next twelve months. Management uses historical credit losses adjusted for current and forward-looking information which may affect the ability of the customers to settle receivables. Historically the Company has very little credit losses as most tenants have been able to meet their financial obligations. At September 30, 2020 there is no loss provision for tenant receivables (September 30, 2019 - \$10,000).

Accounts receivable are written off when there is no reasonable expectation of recovery. During the year, an amount of \$39,330 was written off for one tenant who leased space in an investment property that was sold during the year.

During the current year the Company entered into a mortgage receivable for an investment property sold during the year. The term date of the mortgage is July 21, 2021. The Company expects to receive payment in full on the maturity date. No provision has been made for this mortgage.

Credit risk associated with cash and cash equivalents is mitigated through the Company holding cash and cash equivalents with reputable financial institutions.

Interest rate risk

The Company's exposure to interest rate risk relates to its short-term floating interest rates on bank operating facilities. The required cash flow to service the debt will fluctuate because of the changing prime interest rate. The balance on the bank operating facilities at September 30, 2020 is \$26,275,887 (September 30, 2019 - \$26,353,212). Under the assumption any balance of the debt is outstanding for a further one year; a 1% increase in the prime rate would have a negative impact on the future annual earnings of the Company of \$262,276 (September 30, 2019 - \$263,532). The Company minimizes its exposure to interest rate risk to the extent that all mortgages except one have fixed rates with terms of five years. One mortgage was renewed during the year at a fixed rate for a further one-year term.

Liquidity risk

Liquidity risk is the risk that the Company may not have cash available to satisfy financial liabilities as they become due. The Company's objective related to liquidity risk is to effectively manage cash flows to minimize the exposure that the Company will not be able to meet its obligations associated with financial liabilities. The Company actively monitors its financing obligations and cash and cash equivalents to ensure that it has enough available funds to meet current and foreseeable future financial requirements at a reasonable cost. Management manages its liquidity risk with the use of the lines of credit available to the Company as well as short term financing from related parties and private parties. Management estimates that cash flows from operating activities will provide enough cash requirements to cover normal operating and budgeted expenditures.

During the current year, the Company renewed one mortgage for a further five - year term, and one mortgage was renewed for one year. Three new mortgages were received for the new acquisitions during the year, all with fixed rate five-year terms.

During Q1 2020, the Company received a temporary increase of \$1,900,000 to the limit on one of the Company's bank operating facilities. This increase facilitated the purchase of investment property during Q1 2020. Subsequent to Q1 2020, conventional mortgage financing was placed on the new acquisition and the line of credit was reduced.

At September 30, 2020, the Company exceeded the loan to value ratio on one of the bank operating facilities as an investment property that was sold during the year increased the ratio beyond the limit. The lender approved the ratio at September 30, 2020. The Company anticipates it will require related party financing to meet its current future obligations until mortgages that are up for renewal can possibly provide further funds through the use of equity in the related properties.

Contractual obligations at September 30, 2020

	1 year	2-3 years	4-5 years	> 5 years	Total
Gross mortgage payments	\$ 25,830,070	\$ 36,200,538	\$ 42,376,947	\$ -	\$ 104,407,555
Payables and accruals	1,335,226	-	-	-	1,335,226
Lease liability	181,675	360,000	360,000	75,000	976,675
Security deposits	91,350	176,563	-	460,942	728,855
	<u>27,438,321</u>	<u>36,737,101</u>	<u>42,736,947</u>	<u>535,942</u>	<u>107,448,311</u>
Other financing	5,050,000	-	-	-	5,050,000
Operating facilities	26,275,887	-	-	-	26,275,887
	<u>\$ 58,964,208</u>	<u>\$ 36,737,101</u>	<u>\$ 42,736,947</u>	<u>\$ 535,942</u>	<u>\$ 138,774,198</u>

Contractual obligations at September 30, 2019

	1 year	2-3 years	4-5 years	> 5 years	Total
Gross mortgage payments	\$ 18,437,048	\$ 44,360,063	\$ 33,410,035	\$ -	\$ 96,207,146
Payables and accruals	800,176	-	-	-	800,176
Security deposits	47,069	200,454	32,538	325,037	605,098
	19,284,293	44,560,517	33,442,573	325,037	97,612,420
Operating facilities	26,353,212	-	-	-	26,353,212
	\$ 45,637,505	\$ 44,560,517	\$ 33,442,573	\$ 325,037	\$ 123,965,632

COVID-19 risk

The impact of COVID-19 on companies continues to evolve rapidly and its future effects are uncertain, making it difficult to assess or predict the broad effects on industries and individual tenants. The actual impact will depend on many factors beyond the Company's control and knowledge. Management is responding to evolving events and planning for the uncertainties surrounding the effects of COVID-19 on the Company.

COVID-19 - impact on the financial condition and results of operations

The impact of COVID-19 on the consolidated financial statements included a write-down on some of the Company's properties where there is now more uncertainty surrounding leasing vacant space and more uncertainty whether leases up for renewal in the next twelve months will be renewed. The write-downs affected the earnings per share on the consolidated statements of income. The cash flows from operations were negatively affected during the year by the rent deferrals provided to some tenants due to COVID-19.

In light of changing trends and the overall economic outlook, COVID-19 will impact the near future operating cash flows, the availability of cash through the current credit facilities, and potentially, the availability of related party financing to assist with short-term needs. In 2020, some of the Company's tenants requested some relief from rent obligations which was dealt with on a case by case basis. Fortunately, the Company has little exposure to retail tenants who have had to suspend operations during this pandemic.

The Company's long-term financial impact will be determined if some tenants are not able to survive the crisis and subsequently vacate the property. Valuations on properties that are vacant will no doubt be lower, and any mortgage renewals will become challenging. There is a possibility that the Company may not be able to renew mortgages as they come due as a result of vacancies.

Much of the rent relief offered is in the form of deferrals. Over the next few quarters, revenue from tenants that is deferred until 2021 and beyond will continue to impact the cashflows and affect the Company's liquidity.

COVID-19 - impact on capital and financial resources

The Company's access to capital and funding sources, such as revolving credit facilities, new mortgages, and related party financing has not changed during the year. The Company has begun the process of renewing three mortgages that are expiring in the next six months intending to leverage any available equity. The Company has relied on related-party financing to assist with operations in the short term.

At this reporting date, the Company has no known uncertainties as it relates to the ability to service the current debt and other financial obligations. The operating cashflows for the year were materially impacted by the deferred revenue from tenant leases, however, the Company anticipates that it has access to the required short-term financing to bridge the gap until cashflows return to normal over the next year.

Impact of the flood in Fort McMurray, Alberta

During Q3 2020, Fort McMurray suffered the impact of a two hundred-year flood which caused damage and loss of rental revenue from one of the Company's buildings within the city. Total rent abated in Q3 and Q4 2020 was \$448,520.

22. Related party transactions

The following are the related party transactions of the Company.

a) *Management agreements*

Sable Realty & Management Ltd. provides property management services to Imperial Equities Inc. The company is controlled by the President and CEO of the Company, Sine Chadi. North American Realty Corp. is also controlled by Mr. Chadi and provides asset management services to the Company.

Fee structure

Payments to Sable Realty & Management Ltd.:

Property management	4% of gross rents paid plus a flat fee for ground maintenance on certain properties
Property maintenance	\$85/hour (Prior year \$65/hour) for labour plus charges for truck, equipment, and parts
Project fees	large scale improvements to tenant space are negotiated at the time services are requested

Payments to North American Realty Corp.:

Leasing	6% of the value of new leases for the first five years plus 3% of the value of the leases that extend from six years to a maximum of ten years 3% of the value of lease renewals to a maximum of five years
Acquisitions	1% of the purchase price of the property
Dispositions	3% of the sale price of investment property

<i>Payments for the year ending September 30,</i>	2020	2019
Property management and maintenance fees	\$ 1,181,308	\$ 1,038,486
Project fees	-	101,140
Acquisition fees	190,980	113,250
Disposition fees	140,250	51,300
Leasing fees	226,707	134,119
Total payments	\$ 1,739,245	\$ 1,438,295
Amounts payable at September 30,	\$ 227,586	\$ 3,245

b) *Other related party transactions*

i) Payments made to (received from) Sable Realty & Management Ltd.

	2020	2019
Leased office space and parking	\$ 149,095	\$ 100,200
Fees for the Chief Financial Officer	293,333	200,000
Rent at Sable Centre	(88,414)	(22,104)
Net payments for the year	\$ 354,014	\$ 278,096

ii) Sable Realty Corp. a company controlled by Sine Chadi leased space at one of the Company's commercial properties that was sold during the current year. The total lease revenue received by the Company was \$18,000 (September 30, 2019 – Nil). During the current year, Sable Realty Corp.

was paid a lease commission fee of \$16,050 for a new tenant lease at one of the Company's multi tenant buildings (September 30, 2019 – Nil).

- iii) Directors are paid a fee for attending directors' meetings. The fees are measured at the exchange amount established and agreed to by the related parties. These transactions occurred in the normal course of operations. Total fees paid for the year were \$60,000 (2019 – \$52,500).
- iv) Key management personnel are those persons having authority and responsibility for planning, directing, and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity. The Company's key management personnel include President Sine Chadi, who is also a director of the Company, and the Chief Operating Officer, Patricia Misutka, and the Director of Finance, Azza Osman.

Year ending September 30,	2020	2019
Sine Chadi	\$ 300,000	\$ 300,000
Patricia Misutka	150,000	-
Azza Osman	8,823	-
	\$ 458,823	\$ 300,000

- v) Chadi Family Foundation is a private charitable foundation of which Sine Chadi is a Trustee. Imperial's board of directors approved a donation to the foundation for \$67,025 (2019- \$67,025).
- vi) Other financing, unsecured

Related Parties	Balance 1-Oct-19	Advances	Repayments	Balance 30-Sep-20
Jamel Chadi, Shareholder ¹	\$ -	\$ 6,100,000	\$ (4,100,000)	\$ 2,000,000
Sine Chadi, Shareholder ¹	-	1,550,000	-	1,550,000
NAMC ²	-	200,000	(200,000)	-
Diane Buchanan, Shareholder ¹	-	1,500,000	-	1,500,000
Total	\$ -	\$ 9,350,000	\$ (4,300,000)	\$ 5,050,000

Related Parties	Balance 1-Oct-18	Advances	Repayments	Balance Sep 30'19
NAMC ²	\$ -	\$ 750,000	\$ (750,000)	\$ -
Sine Chadi, Shareholder ¹	-	200,000	(200,000)	-
Imperial Land Corp. ³	4,020,000	1,050,000	(5,070,000)	-
Total	\$ 4,020,000	\$ 2,000,000	\$ (6,020,000)	\$ -

1. Loans received from shareholders bear interest at an annual rate of 6%. Total interest paid during the year was \$105,703. In the prior year, loans repaid to shareholders totaling \$6,020,000 were repaid with interest at an annual rate of 6%. Total interest paid at September 30, 2019, was \$5,633.
2. North American Mortgage Corp. ("NAMC") is controlled by Mr. Sine Chadi, President of the Company. Total interest paid in the current year at an annual rate of 6% was \$2,268 (September 30, 2019 - \$5,633).
3. Imperial Land Corp. is controlled by Mr. Sine Chadi, President of the Company. Total interest paid in the prior year at an annual rate of 6% was \$19,287.

All related party financing is unsecured with no specified dates of repayment and therefore are due on demand. The fair value of the related party loans at the reporting dates approximates their carrying value as the amounts are due on demand.

23. Post-reporting date events

Subsequent to the year ending, the Company completed an agreement to purchase a 0.312 acres public utility lot adjacent to one of the Company's properties. The total purchase price was \$93,600.

Subsequent to the year ending, the Company agreed to additional rent deferrals for two tenants affected by the current oil and gas environment. Repayment of the deferrals is expected to occur in 2021 through 2023.

24. Authorization of the consolidated financial statements

The consolidated financial statements for the year ending September 30, 2020 (including comparatives) were authorized for issue by the Board of Directors on December 2, 2020.

Signed "Sine Chadi", Director

Signed "Kevin Lynch", Director