

# GTEC

— CANNABIS CO. —

October 30, 2020

## Interim Consolidated Financial Statements

(Unaudited - Expressed  
in Canadian dollars)

Third Quarter – August 31, 2020



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## **MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING**

The accompanying condensed interim consolidated financial statements of GTEC Holdings Ltd. ("GTEC" or the "Company") have been prepared by the Company's management in accordance with International Financial Reporting Standards and contain estimates based on management's judgement. Internal control systems are maintained by management to provide reasonable assurance that assets are safe-guarded and financial information is reliable.

The Board of Directors of the Company is responsible for ensuring that management fulfills its responsibilities for financial reporting and is ultimately responsible for reviewing and approving the financial statements and the accompanying management discussion and analysis.

The Company's independent auditor has not performed a review of these condensed interim consolidated financial statements in accordance with standards established by the Canadian Institute of Chartered Professional Accountants for a review of interim financial statements by a company's auditor.

**GTEC HOLDINGS LTD.****Condensed Interim Consolidated Statements of Financial Position**

As at August 31, 2020 and November 30, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

|                                                   | Note | August 31, 2020  | November 30, 2019 |
|---------------------------------------------------|------|------------------|-------------------|
| <b>Assets</b>                                     |      |                  |                   |
| <b>Current assets</b>                             |      |                  |                   |
| Cash and cash equivalents                         |      | \$ 491           | \$ 1,969          |
| Accounts receivable                               | 4    | 1,086            | 1,573             |
| Prepaid expenses                                  | 5    | 80               | 292               |
| Biological assets                                 | 6    | 1,524            | 809               |
| Inventory                                         | 7    | 3,077            | 1,006             |
| Investments                                       | 12   | -                | 538               |
| Assets held for sale                              | 8    | 1,464            | -                 |
| Promissory note receivable                        | 13   | -                | 298               |
|                                                   |      | 7,722            | 6,485             |
| Property, plant and equipment                     | 9    | 17,436           | 19,191            |
| Deposits                                          | 5    | 128              | 104               |
| Goodwill                                          | 10   | 7,678            | 7,678             |
| Intangible assets                                 | 10   | 9,900            | 9,900             |
| Investment in associate                           | 11   | 1,906            | 1,747             |
| Promissory note receivable                        | 13   | 210              | 210               |
| Right-of-use asset                                | 14   | 908              | -                 |
| <b>Total assets</b>                               |      | <b>\$ 45,888</b> | <b>\$ 45,315</b>  |
| <b>Liabilities</b>                                |      |                  |                   |
| <b>Current liabilities</b>                        |      |                  |                   |
| Accounts payable and accrued liabilities          |      | \$ 3,287         | \$ 1,739          |
| Convertible notes                                 | 15   | 2,478            | 7,168             |
| Current portion of long-term debt                 | 16   | 967              | -                 |
| Lease liabilities                                 | 14   | 257              | -                 |
| Lease liabilities, assets held for sale           | 14   | 625              | -                 |
|                                                   |      | 7,614            | 8,907             |
| Lease liabilities                                 | 14   | 723              | -                 |
| Long term debt                                    | 16   | 2,425            | -                 |
| <b>Total liabilities</b>                          |      | <b>10,762</b>    | <b>8,907</b>      |
| <b>Shareholders' equity</b>                       |      |                  |                   |
| Share capital                                     | 17   | \$ 62,382        | \$ 59,912         |
| Subscriptions                                     |      | 85               | 85                |
| Contributed surplus                               |      | 5,845            | 6,096             |
| Accumulated deficit                               |      | (33,186)         | (29,685)          |
| <b>Total shareholders' equity</b>                 |      | <b>35,126</b>    | <b>36,408</b>     |
| <b>Total liabilities and shareholders' equity</b> |      | <b>\$ 45,888</b> | <b>\$ 45,315</b>  |

**Commitments and contingencies (Note 23)****Subsequent events (Note 24)**

Approved on behalf of the Board on October 29, 2020:

/s/ Norton Singhavon, Director and CEO/s/ Michael Blady, Director

**GTEC HOLDINGS LTD.**
**Condensed Interim Consolidated Statements of Comprehensive Loss**

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

|                                                                      | Three months ended August 31 |                | Nine months ended August 31 |                |
|----------------------------------------------------------------------|------------------------------|----------------|-----------------------------|----------------|
|                                                                      | 2020                         | 2019           | 2020                        | 2019           |
| Revenue                                                              | \$ 2,400                     | \$ 1,031       | \$ 6,262                    | \$ 1,233       |
| Excise taxes                                                         | (329)                        | -              | (613)                       | -              |
| Net revenue                                                          | 2,071                        | 1,031          | 5,649                       | 1,233          |
| Cost of sales                                                        | 627                          | 392            | 2,366                       | 455            |
| Gross margin before fair value changes                               | 1,444                        | 639            | 3,283                       | 778            |
| Unrealized (loss) gain on changes in fair value of biological assets | (264)                        | (106)          | 268                         | 1,242          |
| <b>Gross margin</b>                                                  | <b>1,180</b>                 | <b>533</b>     | <b>3,551</b>                | <b>2,020</b>   |
| <b>Operating expenses</b>                                            |                              |                |                             |                |
| Administration and general                                           | 78                           | 437            | 450                         | 915            |
| Business fees and licenses                                           | 136                          | 71             | 373                         | 262            |
| Consulting fees                                                      | -                            | -              | -                           | 704            |
| Depreciation and amortization                                        | 185                          | 211            | 600                         | 423            |
| Depreciation, right-of-use asset                                     | 22                           | -              | 264                         | -              |
| Management fees                                                      | 47                           | 133            | 165                         | 583            |
| Marketing and advertising                                            | 71                           | 47             | 201                         | 526            |
| Professional fees                                                    | 45                           | 213            | 510                         | 871            |
| Salaries and wages                                                   | 487                          | 500            | 1,460                       | 1,675          |
| Share based payments                                                 | 70                           | 420            | 456                         | 1,495          |
| Travel                                                               | 20                           | 68             | 67                          | 295            |
|                                                                      | 1,161                        | 2,100          | 4,546                       | 7,749          |
| <b>Net income (loss) from operations</b>                             | <b>19</b>                    | <b>(1,567)</b> | <b>(995)</b>                | <b>(5,729)</b> |
| <b>Other income (expense)</b>                                        |                              |                |                             |                |
| Equity loss on investment in associate                               | (75)                         | (94)           | (239)                       | (319)          |
| Financing costs                                                      | (5)                          | -              | (160)                       | -              |
| Interest and accretion                                               | (211)                        | (343)          | (954)                       | (977)          |
| Investment (loss)/gain                                               | (8)                          | (250)          | 253                         | (359)          |
| <b>Net loss before income tax</b>                                    | <b>(280)</b>                 | <b>(2,254)</b> | <b>(2,095)</b>              | <b>(7,384)</b> |
| Deferred income tax                                                  | -                            | -              | -                           | (54)           |
| <b>Net loss from continuing operations</b>                           | <b>(280)</b>                 | <b>(2,254)</b> | <b>(2,095)</b>              | <b>(7,438)</b> |
| Net loss from discontinued operations                                | -                            | -              | (143)                       | -              |
| <b>Net loss and comprehensive loss</b>                               | <b>(280)</b>                 | <b>(2,254)</b> | <b>(2,238)</b>              | <b>(7,438)</b> |
| Shareholders of the Company                                          | (280)                        | (2,247)        | (2,238)                     | (7,414)        |
| Non-controlling interest                                             | -                            | (7)            | -                           | (24)           |
|                                                                      | \$ (280)                     | \$ (2,254)     | \$ (2,238)                  | \$ (7,438)     |
| <b>Earnings (loss) per common share</b>                              |                              |                |                             |                |
| Basic and fully diluted                                              | \$ 0.00                      | \$ (0.02)      | \$ (0.02)                   | \$ (0.07)      |
| <b>Weighted average shares outstanding</b>                           |                              |                |                             |                |
| Basic and fully diluted                                              | 106,155                      | 123,346        | 106,155                     | 123,346        |
| <b>Total shares issued and outstanding</b>                           | <b>138,302</b>               | <b>125,441</b> | <b>138,302</b>              | <b>125,441</b> |

# GTEC HOLDINGS LTD.

## Condensed Interim Consolidated Statements of Changes in Equity

As at August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

|                                                            | Attributable to equity holders of the Company |                  |                           |                        |                    |                  |
|------------------------------------------------------------|-----------------------------------------------|------------------|---------------------------|------------------------|--------------------|------------------|
|                                                            | Shares<br>(000's)                             | Share<br>capital | Subscriptions<br>received | Contributed<br>surplus | Deficit            | Total            |
| <b>Balance at November 30, 2019</b>                        | <b>126,686</b>                                | <b>\$ 59,912</b> | <b>\$ 85</b>              | <b>\$ 6,096</b>        | <b>\$ (29,675)</b> | <b>\$ 36,418</b> |
| Net loss for the period                                    | -                                             | -                | -                         | -                      | (2,238)            | (2,238)          |
| Share issuance costs                                       | -                                             | (21)             | -                         | -                      | -                  | (21)             |
| Shares issued and issuable for<br>contingent consideration | 8,455                                         | 1,875            | -                         | (300)                  | (1,588)            | (13)             |
| Shares issued for debt financing                           | 2,135                                         | 395              | -                         | -                      | -                  | 395              |
| Shares cancelled from escrow                               | (1,719)                                       | -                | -                         | -                      | -                  | -                |
| Reclassification of contributed surplus                    | -                                             | -                | -                         | (315)                  | 315                | -                |
| Exercise of stock options                                  | 300                                           | 90               | -                         | -                      | -                  | 90               |
| Share based payments                                       | 2,445                                         | 131              | -                         | 364                    | -                  | 495              |
| <b>Balance at August 31, 2020</b>                          | <b>138,302</b>                                | <b>\$ 62,382</b> | <b>\$ 85</b>              | <b>\$ 5,845</b>        | <b>\$ (33,186)</b> | <b>\$ 35,126</b> |
| <b>Balance at November 30, 2018</b>                        | <b>90,165</b>                                 | <b>\$ 41,738</b> | <b>\$ 224</b>             | <b>\$ 5,094</b>        | <b>\$ (14,463)</b> | <b>\$ 32,593</b> |
| Net loss for the year                                      | -                                             | -                | -                         | -                      | (7,438)            | (7,438)          |
| Shares issued for cash                                     | 22,710                                        | 12,490           | (224)                     | -                      | -                  | 12,266           |
| Share issuance costs                                       | -                                             | (1,515)          | -                         | 493                    | -                  | (1,022)          |
| Shares issued for acquisitions                             | 3,438                                         | 2,476            | -                         | -                      | (2,524)            | (48)             |
| Shares issued and issuable for<br>contingent consideration | 6,349                                         | 3,957            | -                         | -                      | (4,457)            | (500)            |
| Shares issued for investment in associate                  | 1,953                                         | 1,328            | -                         | -                      | -                  | 1,328            |
| Convertible debentures                                     | -                                             | -                | -                         | (147)                  | -                  | (147)            |
| Exercise of stock options                                  | 606                                           | 305              | -                         | -                      | -                  | 305              |
| Exercise of warrants                                       | 20                                            | 50               | -                         | -                      | -                  | 50               |
| Share based payments                                       | 200                                           | -                | -                         | 1,203                  | -                  | 1,203            |
| <b>Balance at August 31, 2019</b>                          | <b>125,441</b>                                | <b>\$ 60,829</b> | <b>\$ -</b>               | <b>\$ 6,644</b>        | <b>\$ (28,882)</b> | <b>\$ 38,591</b> |

**GTEC HOLDINGS LTD.****Condensed Interim Consolidated Statements of Cash Flows**

For the nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

|                                                              | August 31, 2020 | August 31, 2019 |
|--------------------------------------------------------------|-----------------|-----------------|
| <b>Cash flows from operating activities</b>                  |                 |                 |
| Net loss                                                     | \$ (2,238)      | \$ (7,438)      |
| Items not affecting cash:                                    |                 |                 |
| Accretion expense                                            | 950             | 962             |
| Depreciation and amortization                                | 951             | 423             |
| Depreciation, right-of-use asset                             | 362             | -               |
| Deferred income tax expense                                  | -               | 54              |
| Equity loss on investment in associate                       | 239             | 319             |
| Financing costs                                              | 229             | -               |
| Loss on discontinued assets                                  | 143             | 23              |
| Share based payments                                         | 365             | 1,203           |
| Shares issued for services                                   | 133             | 155             |
| Unrealized loss (gain) on biological assets                  | (268)           | (1,242)         |
| (Gain) loss on investment                                    | (261)           | 250             |
|                                                              | 605             | (5,291)         |
| Change in non-cash operating working capital:                |                 |                 |
| Accounts and advances receivable                             | 487             | 59              |
| Prepaid expenses                                             | 218             | 251             |
| Biological assets                                            | (447)           | (322)           |
| Inventory                                                    | (2,071)         | (637)           |
| Accounts payable and accrued liabilities                     | 1,547           | (242)           |
| Interest payable                                             | (562)           | (554)           |
| Net cash flows used in operating activities                  | (223)           | (6,736)         |
| <b>Cash flows from investing activities</b>                  |                 |                 |
| Net cash paid for acquisitions                               | (13)            | (548)           |
| Deposits paid                                                | (27)            | (215)           |
| Investment in associate                                      | (398)           |                 |
| Promissory notes received, net advanced                      | 298             | (1,550)         |
| Purchase of property and equipment                           | (218)           | (5,991)         |
| Proceeds from sale of assets held for sale                   | -               | 2,543           |
|                                                              | (358)           | (5,761)         |
| <b>Cash flows from financing activities</b>                  |                 |                 |
| Due to related parties                                       | -               | (6)             |
| Lease liability payments                                     | (474)           | -               |
| Options and warrants exercised for cash                      | 90              | 355             |
| Proceeds from issuance of common shares                      | -               | 12,266          |
| Proceeds from loan                                           | 8               |                 |
| (Repayment) proceeds from issuance of convertible debentures | (500)           | 500             |
| Share issuance cost                                          | (21)            | (1,022)         |
|                                                              | (897)           | 12,093          |
| (Decrease) increase in cash and cash equivalents             | (1,478)         | (404)           |
| Cash and cash equivalents – beginning of period              | 1,969           | 918             |
| <b>Cash and cash equivalents – end of period</b>             | <b>\$ 491</b>   | <b>\$ 514</b>   |

The accompanying notes are an integral part of these Condensed Interim Consolidated Financial Statements.

# **GTEC HOLDINGS LTD.**

## **Notes to the Condensed Interim Consolidated Financial Statements**

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

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### **1 Nature and continuance of operations**

GTEC Holdings Ltd. (formerly Black Birch Capital Acquisition III Corp.) (the “Company”) was originally incorporated under the Canada Business Corporations Act and continued under the British Columbia Business Corporations Act effective as of July 28, 2017 as a Capital Pool Company (“CPC”). On June 12, 2018, the Company completed its Qualifying Transaction and Business Combination with GreenTec Holdings Ltd. and 1155425 BC Ltd. (the “Transaction”) and changed its name from Black Birch Capital Acquisition III Corp. to GTEC Holdings Ltd.

The Company’s principal business activity is pursuing opportunities in the cannabis industry. The Company is a publicly traded company listed on the TSX Venture Exchange (“TSXV”) under the symbol “GTEC”. The Company’s head office is located at Suite 335 – 1632 Dickson Avenue, Kelowna, British Columbia, V1Y 7T2.

These condensed interim consolidated financial statements have been prepared on the basis of accounting principles applicable to a going concern which assumes that the Company will be able to continue for the foreseeable future and will be able to realize its assets and discharge its liabilities in the normal course of business.

The Company has incurred losses since its inception and has an accumulated deficit of \$33,186,849 as at August 31, 2020, that has been funded primarily by issuance of equity, convertible debentures and advances from related parties. There is a material uncertainty related to these conditions that casts significant doubt about the Company’s ability to continue as a going concern and therefore it may be unable to realize its assets and discharge its liabilities in the normal course of business. The Company’s ability to continue as a going concern depends upon its ability to raise adequate financing and to generate profitable operations in the future.

### **2 Basis of presentation**

The Company prepares its condensed interim consolidated financial statements in accordance with International Accounting Standards 34, Interim Financial Reporting (“IAS 34”), under International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board (“IASB”) and interpretation of the International Reporting Interpretations Committee (“IFRIC”). These should be read in conjunction with the Company’s annual audited consolidated financial statements as at and for the year ended November 30, 2019 (“annual financial statements”). The accounting policies and critical estimates applied by the Company in these condensed interim consolidated financial statements are the same as those applied in the Company’s annual financial statements, unless otherwise stated.

These condensed interim consolidated financial statements of the Company were approved by the Audit Committee of the Board of Directors and authorized for issue on October 30, 2020.

### **3 Application of new accounting standards**

#### *IFRS 16 Leases (“IFRS 16”)*

Effective January 1, 2019 IFRS 16 specifies how an IFRS reporter will recognize, measure, present and disclose leases. The standard provides a single lessee accounting model, requiring lessees to recognize assets and liabilities for all leases unless the lease term is twelve months or less or the underlying asset has a low value. For leases where the Company is the lessee, it recognizes a right-of-use asset and a lease liability for its office premises leases previously classified as operating leases.

The Company chose to adopt the modified retrospective approach on transition to IFRS 16 on January 1, 2019 and has chosen not to restate comparative information in accordance with the transitional provisions in IFRS16. As a result, the comparative information continues to be presented in accordance with the Company’s previous accounting policies.

## GTEC HOLDINGS LTD.

### Notes to the Condensed Interim Consolidated Financial Statements

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

The adoption of IFRS 16 resulted in the recognition of a right-of-use asset and a lease liability measured at the present value of the future lease payments on the condensed interim consolidated statements of financial position. An amortization expense on the right-of-use asset and an interest expense on the lease liability has replaced the operating lease expense. IFRS 16 has changed the presentation of cash flows relating to leases in the Company's condensed interim consolidated statements of cash flows, however, it does not cause a difference in the amount of cash transferred between the parties of the lease. In accordance with the transition of IFRS 16, as at December 1, 2019 the Company recognized the right-of-use asset of \$1,851,180 and lease liabilities of \$1,851,180. When measuring lease liabilities, the Company incremental borrowing rate applied was 18% per annum.

The following table reconciles the operating lease commitments as at November 30, 2019 to the opening balance of lease liability at December 1, 2019:

| Operating lease commitments as at November 30, 2019        | \$ 2,592        |
|------------------------------------------------------------|-----------------|
| Discount of future commitments as at December 1, 2019      | (741)           |
| <b>Lease liabilities recognized as at December 1, 2019</b> | <b>\$ 1,851</b> |

#### 4 Accounts receivable

As of August 31, 2020 and November 30, 2019, accounts receivable consisted of:

|                           | 2020            | 2019            |
|---------------------------|-----------------|-----------------|
| Trade accounts receivable | \$ 1,043        | \$ 742          |
| GST receivable            | -               | 783             |
| Other receivables         | 43              | 48              |
|                           | <b>\$ 1,086</b> | <b>\$ 1,573</b> |

#### 5 Prepaid expense

As of August 31, 2020 and November 30, 2019, prepaid expenses consisted of:

|                     | 2020         | 2019          |
|---------------------|--------------|---------------|
| Consulting fees     | \$ -         | \$ 34         |
| Insurance and other | 80           | 258           |
|                     | <b>\$ 80</b> | <b>\$ 292</b> |

As of August 31, 2020 and November 30, 2019, deposits consisted of:

|       | 2020   | 2019   |
|-------|--------|--------|
| Other | \$ 128 | \$ 104 |

## GTEC HOLDINGS LTD.

### Notes to the Condensed Interim Consolidated Financial Statements

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

## 6 Biological assets

The Company measures biological assets consisting of cannabis plants at fair value less costs to sell up to the point of harvest, which becomes the basis for the cost of finished goods inventories after harvest.

The changes in the carrying value of biological assets as of August 31, 2020 and November 30, 2019 were as follows:

|                                                                           | 2020     | 2019    |
|---------------------------------------------------------------------------|----------|---------|
| Carrying amount, Opening                                                  | \$ 809   | \$ 56   |
| Production costs                                                          | 3,454    | 2,479   |
| Changes in fair value less costs to sell due to biological transformation | 4,524    | 1,481   |
| Transferred to inventory upon harvest                                     | (7,263)  | (3,207) |
|                                                                           | \$ 1,524 | \$ 809  |

The significant assumptions used to determine the fair value of the cannabis plants include:

- Expected yield by strain of plant;
- Wastage of plants;
- Duration of the production cycle;
- Percentage of costs incurred to date compared to the total costs expected to be incurred;
- Percentage of costs incurred for each stage of plant growth; and
- Market value less selling costs.

The Company's estimates are, by their nature, subject to change and differences from anticipated yield which will be reflected in the gain or loss on biological assets in future periods.

On average, the growth cycle is 15.4 weeks and the Company expects average yield per plant to be between 69 and 100 grams. As at August 31, 2020 it is estimated that the Company's biological assets will yield approximately 637,146 grams of cannabis when harvested.

The Company has determined the fair value less cost to sell to be between \$0.25 and \$5.60. As of August 31, 2020, a change of 10% or less in the estimated yield per plant, growth cycle and selling price of dry cannabis would not result in a significant variance in the fair value of biological assets or inventory.

## 7 Inventory

The Company's inventories are comprised of the following balances as at August 31, 2020 and November 30, 2019:

|              | Cost     | Fair Value Adjustment | Carrying Value-<br>August 31, 2020 | Carrying Value-<br>November 30, 2019 |
|--------------|----------|-----------------------|------------------------------------|--------------------------------------|
| Dry cannabis | \$ 1,422 | \$ 1,655              | \$ 3,077                           | \$ 1,006                             |

The Company holds 892,167 grams of harvested cannabis (November 30, 2019: 208,854), which is comprised of 462,787 grams of harvested flower, 20,165 grams of harvested popcorn and 409,215 grams of harvested trim.

## GTEC HOLDINGS LTD.

### Notes to the Condensed Interim Consolidated Financial Statements

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

#### 8 Assets held for sale

As at August 31, 2020, assets classified as held for sale are comprised of the following:

|                        | 2020     | 2019 |
|------------------------|----------|------|
| Land (a)               | \$ 478   | \$ - |
| Building (a)           | 405      | -    |
| Right-of-use asset (b) | 581      | -    |
|                        | \$ 1,464 | \$ - |

(a) The Company has listed commercial real estate for sale of a commercial building and land, which is currently not being utilized by operations. Subsequent to the period ended August 31, 2020, the commercial property was sold. See note 24 for further details.

(b) The Company has entered into a non-binding letter of intent to sell 1203648 B.C. Ltd. The primary asset being a 4,000 square foot leased retail space.

**GTEC HOLDINGS LTD.****Notes to the Condensed Interim Consolidated Financial Statements**

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

**9 Property, plant and equipment**

|                                          | Land     | Buildings | Construction<br>in-process | Growing<br>& processing<br>equipment | Other    | Total     |
|------------------------------------------|----------|-----------|----------------------------|--------------------------------------|----------|-----------|
| Cost                                     |          |           |                            |                                      |          |           |
| Balance - November 30, 2018              | \$ 1,826 | \$ 6,885  | \$ 894                     | \$ 3,144                             | \$ 970   | \$ 13,719 |
| Additions                                | -        | 3,050     | 1,642                      | 1,703                                | 530      | 6,925     |
| Disposals                                | -        | -         | -                          | -                                    | (24)     | (24)      |
| Balance - November 30, 2019              | 1,826    | 9,918     | 3,070                      | 4,313                                | 1,496    | 20,624    |
| Additions                                | -        | 28        | 119                        | 123                                  | 34       | 304       |
| Disposals                                | -        | -         | -                          | (85)                                 | (144)    | (229)     |
| Reclassification                         | -        | (388)     | (534)                      | 922                                  | -        | -         |
| Reclassification to assets held for sale | (478)    | (405)     | -                          | -                                    | -        | (883)     |
| Balance - August 31, 2020                | \$ 1,348 | \$ 9,153  | \$ 2,655                   | \$ 5,274                             | \$ 1,386 | \$ 19,816 |
| Balance - November 30, 2018              | \$ -     | \$ -      | \$ -                       | \$ (98)                              | \$ (97)  | \$ (195)  |
| Additions                                | -        | (473)     | -                          | (464)                                | (297)    | (1,234)   |
| Balance - November 30, 2019              | -        | (473)     | -                          | (562)                                | (394)    | (1,429)   |
| Additions                                | -        | (328)     | -                          | (408)                                | (215)    | (951)     |
| Balance - August 31, 2020                | -        | (801)     | -                          | (970)                                | (609)    | (2,380)   |
| Net book Value - November 30, 2019       | \$ 1,826 | \$ 9,444  | \$ 3,070                   | \$ 3,786                             | \$ 1,064 | \$ 19,191 |
| Net book Value - August 31, 2020         | \$ 1,348 | \$ 8,352  | \$ 2,655                   | \$ 4,304                             | \$ 777   | \$ 17,436 |

During the period-ended August 31, 2020, the Company allocated \$353,085 (August 31, 2019: \$NIL) of amortization expense to cost of inventory.

**GTEC HOLDINGS LTD.****Notes to the Condensed Interim Consolidated Financial Statements**

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

**10 Intangible assets and goodwill**

|                                 | Intangible asset | Goodwill        |
|---------------------------------|------------------|-----------------|
| Cost                            |                  |                 |
| Balance, November 30, 2018      | \$ -             | \$ -            |
| Additions                       | 9,900            | 7,678           |
| Balance, November 30, 2019      | 9,900            | 7,678           |
| Additions                       | -                | -               |
| <b>Balance, August 31, 2020</b> | <b>9,900</b>     | <b>7,678</b>    |
| Accumulated amortization        | -                | -               |
| Balance, November 30, 2018      | -                | -               |
| Additions                       | -                | -               |
| Balance, November 30, 2019      | -                | -               |
| Additions                       | -                | -               |
| <b>Balance, August 31, 2020</b> | <b>-</b>         | <b>-</b>        |
| Net book value                  | 9,900            | 7,678           |
| November 30, 2019               | 9,900            | 7,678           |
| <b>Balance, August 31, 2020</b> | <b>\$ 9,900</b>  | <b>\$ 7,678</b> |

**11 Investment in associate**

|                                      | 2020            | 2019            |
|--------------------------------------|-----------------|-----------------|
| Opening balance                      | \$ 1,747        | \$ 860          |
| Cash advanced under shareholder loan | 398             | -               |
| Fair value of common shares issued   | -               | 1,250           |
| Equity loss on investment            | (239)           | (363)           |
|                                      | <b>\$ 1,906</b> | <b>\$ 1,747</b> |

During the year ended November 30, 2018, the Company acquired 49% of the issued and outstanding common shares of 3PL Ventures Inc. ("3PL"). The Company paid \$49 cash and issued 1,600,490 common shares of the Company pursuant to a series of agreements related to the acquisition of the Company's interest in 3PL (together, the "Purchase Agreement") with its one other shareholder. Pursuant to the Purchase Agreement, 3PL is in the process of constructing a production facility to meet Health Canada standards for a licensed cannabis cultivation facility in accordance with the CA&R. The other shareholder of 3PL shall provide a maximum of up to \$9,000,000 in funding for 3PL through shareholder loans to finance the build out and equipping of the facility being constructed. The Company has committed to advance a shareholder loan of up to \$1,000,000 to fund the completion of the facility, of which \$398,199 has been advanced as at August 31, 2020.

Pursuant to the Purchase Agreement, on April 23, 2019, the Company issued an additional 1,953,125 common shares to the other shareholder. The fair value of the common shares issued was determined to be \$1,250,000. In addition, the Company also has the option to purchase the remaining 51% interest from the other shareholder upon receipt of 3PL's sales license from Health Canada.

**GTEC HOLDINGS LTD.****Notes to the Condensed Interim Consolidated Financial Statements**

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

The following is a summary of the aggregate financial information for 3PL:

| Statement of Financial Position | August 31, 2020 | November 30, 2019 |
|---------------------------------|-----------------|-------------------|
| Cash and cash equivalents       | \$ 11           | \$ 11             |
| Other current assets            | 13              | 13                |
| Property, plant and equipment   | 6,692           | 6,507             |
| Current liabilities             | 955             | 780               |
| Non-current liabilities         | 9,005           | 6,705             |

| Statement of loss and comprehensive loss | August 31, 2020 | November 30, 2019 |
|------------------------------------------|-----------------|-------------------|
| General and administrative expenses      | \$ (488)        | \$ (741)          |
| Net loss and comprehensive loss          | (488)           | (741)             |

The Company records its investment in 3PL on the equity basis.

**12 Investments**

|                              | 2020 | 2019   |
|------------------------------|------|--------|
| Fire & Flower Holdings Corp. | \$ - | \$ 538 |

During the period ended August 31, 2020, the Company entered into an agreement to make an early payment towards its senior secured convertible debenture holder, in the amount of \$800,000. The Company transferred ownership of the investment in the amount of \$538,601 and recorded a gain in the fair value of investments in the amount of \$261,399. The investment was in an unrelated third party and recorded at fair value through profit or loss in accordance with IFRS 9.

**13 Promissory notes receivable**

|                           | 2020   | 2019   |
|---------------------------|--------|--------|
| BATC Investments Ltd. (a) | \$ -   | \$ 298 |
| Cannabis Cowboy Inc. (b)  | 210    | 210    |
|                           | \$ 210 | \$ 508 |

- (a) During the period ended August 31, 2020, \$290,000 was received, whereby an adjustment was made to the final purchase price to account for working capital adjustments after the close of the sale.
- (b) During the year ended November 30, 2019, the Company sold its interest in Cannabis Cowboy Inc. for an aggregate price of \$1,010,000, of which \$800,000 was paid for through the transfer of 585,436 common shares of Fire & Flower Holdings Corp. (see Note 12) and the balance of \$210,000 was settled by receipt of a promissory note receivable due on October 4, 2021.

**GTEC HOLDINGS LTD.****Notes to the Condensed Interim Consolidated Financial Statements**

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

**14 Right-of-use asset and Lease liability***Right-of-use Asset*

The following is the continuity of the cost and accumulated depreciation of right-of-use assets, for the period ended August 31, 2020:

|                                          | 2020     |
|------------------------------------------|----------|
| Recognition upon adoption of IFRS 16     | \$ 1,851 |
| Reclassification to assets held for sale | (581)    |
| Depreciation expense for the period      | (362)    |
|                                          | \$ 908   |

*Lease liability*

The following is the continuity of lease liabilities, for the period ended August 31, 2020:

|                                          | 2020     |
|------------------------------------------|----------|
| Recognition upon adoption of IFRS 16     | \$ 1,851 |
| Reclassification to assets held for sale | (625)    |
| Lease payments                           | (474)    |
| Interest expense on lease liabilities    | 228      |
|                                          | \$ 980   |
| Current portion                          | 257      |
| Long-term portion                        | 723      |

The Company recognized a right-of-use asset and a corresponding lease liability upon the adoption of IFRS 16 related to its facility premises and corporate office (see Note 2). Amortization on the right-of-use asset is calculated over the term of the lease. Interest expense of \$228,611 is included in financing costs and payments are applied against the lease liability.

*Lease liability – Assets available for sale*

|                                          | 2020   |
|------------------------------------------|--------|
| Reclassification to assets held for sale | \$ 625 |
| Current portion                          | 625    |

**GTEC HOLDINGS LTD.****Notes to the Condensed Interim Consolidated Financial Statements**

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

As at August 31, 2020, the minimum lease payments for the lease liabilities are as follows:

| Year ending:                                         |               |
|------------------------------------------------------|---------------|
| 2020                                                 | \$ 107        |
| 2021                                                 | 404           |
| 2022                                                 | 421           |
| 2023                                                 | 304           |
| 2024                                                 | 31            |
|                                                      | 1,267         |
| Less: Interest expense on lease liabilities          | (287)         |
| <b>Total present value of minimum lease payments</b> | <b>\$ 980</b> |

As at August 31, 2020, the minimum lease payments for the lease liabilities, assets held for sale are as follows:

| Year ending:                                         |               |
|------------------------------------------------------|---------------|
| 2020                                                 | \$ 55         |
| 2021                                                 | 225           |
| 2022                                                 | 231           |
| 2023                                                 | 238           |
| 2024                                                 | 101           |
|                                                      | 850           |
| Less: Interest expense on lease liabilities          | (225)         |
| <b>Total present value of minimum lease payments</b> | <b>\$ 625</b> |

From time to time, the Company enters into contracts for services in the normal course of operations. The Company's current contractual commitments vary in terms and can be terminated upon sufficient notice.

**GTEC HOLDINGS LTD.****Notes to the Condensed Interim Consolidated Financial Statements**

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

**15 Convertible note**

The Company's convertible debentures outstanding balance consists of:

|                                         | Maturity date              |                            | Total<br>August 31,<br>2020 | Total<br>November 30,<br>2019 |
|-----------------------------------------|----------------------------|----------------------------|-----------------------------|-------------------------------|
|                                         | October 19,<br>2020<br>(a) | October 19,<br>2020<br>(b) |                             |                               |
| Principal amount                        | \$ 2,000                   | \$ 500                     | \$ 2,500                    | \$ 7,500                      |
| Liability portion                       | 1,697                      | 429                        | 2,126                       | 6,343                         |
| Transaction costs                       | -                          | -                          | -                           | (298)                         |
| Accretion                               | 286                        | 66                         | 352                         | 1,123                         |
| <b>Carrying value</b>                   | <b>1,983</b>               | <b>495</b>                 | <b>2,478</b>                | <b>7,168</b>                  |
| Equity portion                          | 303                        | 71                         | 374                         | 1,157                         |
| Transaction costs                       | -                          | -                          | -                           | (55)                          |
| Deferred income tax liability           | (82)                       | (19)                       | (101)                       | (393)                         |
| <b>Allocated to contributed surplus</b> | <b>221</b>                 | <b>52</b>                  | <b>273</b>                  | <b>709</b>                    |
| Effective interest rate                 | 17%                        | 17%                        |                             |                               |
|                                         |                            |                            |                             |                               |

**(a) Convertible promissory note – principal \$2,000,000 – Maturing October 17, 2020**

On October 17, 2018, the Company issued a Convertible Promissory Note for gross proceeds of \$2,000,000 under the following terms:

- A maturity date of October 19, 2020;
- An interest rate of 8% per annum, payable monthly;
- Convertible at \$1.50 per share, subject to adjustment in certain events, at the option of the holder.

**(b) Convertible promissory note – principal \$500,000 – Maturing October 17, 2020**

On December 3, 2018, the Company issued a Convertible Promissory Note for gross proceeds of \$500,000 under the following terms:

- A maturity date of October 19, 2020;
- An interest rate of 8% per annum, payable monthly;
- Convertible at \$1.50 per share, subject to adjustment in certain events, at the option of the holder.

Subsequent to the period ended August 31, 2020, the Company has amended certain terms of the Convertible Promissory Note. See Note 24 for further details.

## GTEC HOLDINGS LTD.

### Notes to the Condensed Interim Consolidated Financial Statements

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

During the period ended August 31, 2020, the Company fully repaid its \$5,000,000 senior secured convertible debenture holder, MMCAP Canadian Fund LP. On December 11, 2019, the Company made an early payment in the amount of \$800,000 and on March 6, 2020, a second early payment of \$500,000.

On June 8, 2020, the remaining principal balance and interest in the amount of \$3,838,736 was paid. On June 8, 2020, the Company closed a non-brokered senior secured debt financing of \$3,950,000 with NFS Leasing Canada Ltd., whereby proceeds from the financing were used to repay MMCAP Canadian Fund Ltd. Refer to Note 16 for further details.

#### Accounting treatment

For accounting purposes, the above noted convertible debentures are separated into their liability and equity components using the residual method. The fair value of the liability component at the time of issue is determined based on an estimated rate of 18.50% for debentures without the conversion feature. The fair value of the equity component is determined as the difference between the face value of the convertible debentures and the fair value of the liability component. After initial recognition, the liability component is carried on an amortized cost basis and will be accreted to its face value over the term to maturity of the convertible debentures at effective rates noted above. The Company also recorded a deferred income tax liability as noted below that was recognized in equity relating to the difference between the Company's accounting and tax basis. During the period ended August 31, 2020, a recovery on the deferred income tax liability of \$Nil (November 30, 2019: \$19,230) was recorded to recognize available deferred income tax assets.

During the period ended August 31, 2020, the Company incurred interest and accretion expense of \$795,319 (August 31, 2019: \$979,570) on the convertible debentures, which has been recorded within interest and accretion on the condensed interim consolidated statement of comprehensive loss.

## 16 Long term debt

|                         | August 31, 2020 |
|-------------------------|-----------------|
| NFS Leasing Canada Ltd. | \$ 3,950        |
| Transaction costs       | (610)           |
| Accretion               | 52              |
| Current portion         | 967             |
| Long term               | 2,425           |

On June 8, 2020, the Company closed a non-brokered senior secured debt financing of \$3,950,000 with NFS Leasing Canada Ltd. Proceeds from the financing were used to repay MMCAP Canadian Fund LP, the existing senior secured convertible debenture. The financing will bear an annual interest rate of 18%. In connection with the financing, 2,135,135 common shares were issued at \$0.185 per share, which will be subject to a three-year release schedule, with 355,856 shares being released each six-month period. No other broker fees or broker warrants were issued in connection with the financing.

During the period ended August 31, 2020, the Company incurred interest and accretion expense of \$154,815 (August 31, 2019: \$Nil) on the long-term debt, which has been recorded within interest and accretion on the condensed interim consolidated statement of comprehensive loss.

Subsequent to the period ended August 31, 2020, the Company made an early principal repayment of \$330,917, reducing the principal balance to \$3,619,083. See Note 24 for further details.

## **GTEC HOLDINGS LTD.**

### **Notes to the Condensed Interim Consolidated Financial Statements**

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

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#### **17 Share capital**

The Company has an unlimited number of voting and non-voting common shares without par value authorized for issuance. The Company also has an unlimited number of non-voting redeemable preference shares with varying par values authorized for issuance.

##### **(a) Issued shares**

During the nine-month period ended August 31, 2020:

- The Company issued 7,500,000 common shares valued at \$1,350,000 pursuant to an amending agreement with the vendors of Tumbleweed amending certain terms and conditions of the definitive share purchase agreement dated August 12, 2017. See Note 23 for further details.
- The Company issued 2,135,135 common shares valued at \$395,000 in connection with the senior secured debt financing entered into on June 8, 2020. See Note 16 for further details.
- The Company issued 1,900,000 common shares valued at \$399,000 pursuant to an agreement with a consulting firm to facilitate the acquisition and cultivation of cannabis genetics, of which 1,628,571 common shares are held in escrow and will be released contingent upon the occurrence of future events. As at August 31, 2020, 271,429 common shares had been released with a value at \$57,000.
- The Company issued 300,000 common shares pursuant to the exercise of stock options for gross proceeds of \$90,000. In connection with the exercise of the stock options, the Company has also reallocated \$365,045 from contributed surplus to equity representing the fair value of the stock options exercisable.
- The Company issued 954,545 common shares valued at \$525,000 pursuant to an amending agreement with the vendors of Grey Bruce in connection with achieving certain milestones. See Note 23 for further details. The Company has also reallocated \$1,080,000 from contributed surplus to equity representing the amending agreement.
- The Company issued 546,853 common shares valued at \$74,635 in connection with agreements for services provided.
- The Company cancelled 1,719,167 common shares pursuant to the terms of an escrow agreement entered into on the closing of the acquisition of 1203648 B.C. Ltd.

During the nine-month period ended August 31, 2019:

- The Company issued 11,582,869 units at a price of \$0.55 per unit. Each unit consisted of one common share and one-half share purchase warrant with each warrant exercisable at \$0.90 for a period of two years from the date of grant. In connection with the private placement, the Company issued 506,772 warrants to finders exercisable for one common share of the Company at a price of \$0.90 for a period of two years. The Company also paid cash finder's fees in the amount of \$292,470.
  - The Company issued 11,126,753 units pursuant to private placements completed during the period at a price of \$0.55 per unit. Each unit consisted of one common share and one-half share purchase warrant with each warrant exercisable at \$0.90 for a period of two years from the date of grant. In connection with the private placement, issued 597,716 warrants to finders exercisable for one common shares of the Company at a price of \$0.90 for a period of two years. The Company also paid cash finder's fees in the amount of \$388,480.
  - The Company issued 3,438,333 common shares pursuant to the share purchase agreement in the acquisition of 120364 B.C. Ltd for an aggregate purchase price of \$2,113,000. 1,719,167 common shares are held in escrow and will be released pursuant to the terms of the escrow agreement.
  - The Company issued 1,953,125 common shares pursuant to a series of agreements related to the acquisition of the Company's interest in 3PL Ventures Inc.
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**GTEC HOLDINGS LTD.****Notes to the Condensed Interim Consolidated Financial Statements**

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

- The Company issued 4,126,966 common shares in satisfaction of milestones achieved pursuant to the share purchase agreement with Tumbleweed Farms Corp.
- The Company issued 2,222,222 common shares with a fair value of \$1,000,000 in satisfaction of milestones achieved pursuant to the share purchase agreement with Grey Bruce.
- The company issued 531,667 common shares pursuant to the exercise of stock options for gross proceeds of \$253,000.
- The company issued 20,000 common shares pursuant to the exercise of warrants for subscriptions receivable of \$50,000.
- The Company issued 200,000 common shares with a fair value of \$120,000 as compensation for consulting services provided during the period.

**(b) Escrow shares**

As at August 31, 2020, there were 12,211,691 common shares held in escrow. The following is a summary of escrow shares to be released:

| Escrow release date | Escrow shares released (000's) | Balance (000's) |
|---------------------|--------------------------------|-----------------|
| December 8, 2020    | 356                            | 11,856          |
| December 18, 2020   | 2,628                          | 9,227           |
| June 8, 2021        | 356                            | 8,872           |
| June 18, 2021       | 6,176                          | 2,696           |
| December 8, 2021    | 356                            | 2,340           |
| June 8, 2022        | 356                            | 1,984           |
| December 8, 2022    | 356                            | 1,628           |
|                     |                                |                 |

Of the common shares held in escrow summarized in the table above, as at August 31, 2020 there were:

- 1,628,571 common shares held in escrow pursuant to an agreement with a consulting firm to facilitate the acquisition and cultivation of cannabis genetics, which will be released contingent upon the occurrence of future events.
- 1,779,279 common shares held in escrow pursuant to the debt financing described in note 16, which will be subject to a three-year release schedule, with 355,856 shares being released each six-month period.

**GTEC HOLDINGS LTD.****Notes to the Condensed Interim Consolidated Financial Statements**

For the three and nine months ended August 31, 2020 and August 31, 2019

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**(c) Share purchase warrants**

Warrant transactions are summarized as follows:

|                                  | Number of share purchase warrants (000's) | Weighted average exercise price |
|----------------------------------|-------------------------------------------|---------------------------------|
| Balance – November 30, 2017      | 11,682                                    | \$ 1.20                         |
| Granted                          | 14,431                                    | 1.34                            |
| Balance – November 30, 2018      | 26,113                                    | 1.41                            |
| Granted                          | 12,459                                    | 0.90                            |
| Exercised                        | (20)                                      | 2.50                            |
| Balance – November 30, 2019      | 38,552                                    | 1.24                            |
| Expired                          | (4,472)                                   | 2.38                            |
| <b>Balance – August 31, 2020</b> | <b>34,080</b>                             | <b>\$ 1.03</b>                  |

The weighted average outstanding life of warrants outstanding as at August 31, 2020 is 0.33 years.

At August 31, 2020, the following share purchase warrants were outstanding:

| Number of share purchase warrants (000's) | Exercise price per share | Expiry date       |
|-------------------------------------------|--------------------------|-------------------|
| 9,032                                     | 1.20                     | September 8, 2020 |
| 2,650                                     | 1.20                     | November 20, 2020 |
| 9,939                                     | 1.20                     | January 19, 2021  |
| 598                                       | 0.90                     | August 31, 2021   |
| 5,563                                     | 0.90                     | August 31, 2021   |
| 507                                       | 0.90                     | March 21, 2021    |
| 5,791                                     | 0.90                     | March 21, 2021    |
| <b>34,080</b>                             | <b>1.03</b>              |                   |

The weighted average assumptions used in calculating the fair values are as follows:

| Share price             | \$0.60 - \$0.74 |
|-------------------------|-----------------|
| Exercise price          | \$0.90          |
| Risk-free interest rate | 1.99%           |
| Dividend rate           | 0.00%           |
| Expected life           | 2 years         |
| Annualized volatility   | 150%            |

## GTEC HOLDINGS LTD.

### Notes to the Condensed Interim Consolidated Financial Statements

For the three and nine months ended August 31, 2020 and August 31, 2019

(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

## 18 Stock-based compensation

The Company provides stock-based compensation to its directors, officers, employees, and consultants through grants of stock options.

### (a) Stock options

The Company has adopted a stock option plan (the "Plan") to grant options to directors, officers, employees and consultants. Under the Plan, the Company may grant options that shall not exceed 10% of the total number of issued common shares of the Company (calculated on a non-diluted basis) at the time an option is granted. Options granted can have a term of up to ten years and an exercise price typically not less than the Company's closing stock price on the TSXV on the last trading day before the date of grant. Vesting is determined at the discretion of the Board of Directors.

Stock option transactions are summarized as follows:

|                             | Number of shares (000's) | Weighted average exercise price |
|-----------------------------|--------------------------|---------------------------------|
| Balance – November 30, 2018 | 8,081                    | 0.59                            |
| Granted                     | 4,618                    | 0.61                            |
| Exercised                   | (651)                    | 0.31                            |
| Balance – November 30, 2019 | 12,048                   | 0.55                            |
| Granted                     | 710                      | 0.27                            |
| Expired/cancelled           | (1,665)                  | 0.46                            |
| Exercised                   | (300)                    | 0.30                            |
| Balance – August 31, 2020   | 10,793                   | 0.52                            |

The weighted average outstanding life of stock options outstanding as at August 31, 2020 is 1.66 years.

At August 31, 2020, the following stock options were outstanding:

| Number of shares (000's) | Vested (000's) | Exercise price per share C\$ | Expiry date  |
|--------------------------|----------------|------------------------------|--------------|
| 1,225                    | 1,225          | 0.20                         | Sep-Nov 2020 |
| 5,232                    | 5,182          | 0.60 – 1.07                  | Jan-Dec 2021 |
| 750                      | 750            | 0.60                         | Jan 2022     |
| 430                      | 394            | 0.17 – 0.70                  | Mar-Apr 2022 |
| 50                       | 13             | 0.30                         | Dec 2023     |
| 3,106                    | 1,618          | 0.34                         | Aug-Oct 2024 |
| 10,793                   | 9,182          |                              |              |

The Company entered into several agreements with consultants for provision of services. As part of the agreements, the Company agreed to issue stock options in accordance with these contracts. The full terms of these contracts have been fulfilled, whereby \$Nil (August 31, 2019: \$107,353) of the share-based compensation

## GTEC HOLDINGS LTD.

### Notes to the Condensed Interim Consolidated Financial Statements

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attributable to these consulting fees has been recorded as a prepaid expense (Note 5) on the condensed interim consolidated statement of financial position.

#### (b) Share based payments

During the period ended August 31, 2020, the Company recognized share based payment expense of \$456,345 (August 31, 2019: \$1,494,933) that was recorded in the condensed interim consolidated statement of comprehensive loss. The share based payments represents the fair value of stock options granted during the period ended August 31, 2020 and is estimated on the grant date using the Black-Scholes option pricing model. The share based payments also consist of common shares issued for services during the year. In addition, stock options granted to consultants for services to be provided over a period of time are recorded as prepaid expenses until the service period has been lapsed. The weighted average assumptions used in calculating the fair values of stock options granted are as follows:

|                         | 2020            | 2019            |
|-------------------------|-----------------|-----------------|
| Share price             | \$0.16 - \$0.22 | \$0.34 - \$0.78 |
| Exercise price          | \$0.16 - 0.30   | \$0.34 - \$0.78 |
| Risk-free interest rate | 2.16%           | 2.14% - 2.24%   |
| Expected life           | 2 Years         | 3-5 Years       |
| Volatility              | 120%            | 120% - 208%     |
| Dividend rate           | 0%              | 0%              |
| Forfeiture rate         | 0%              | 0%              |

## 19 Related party transactions

#### Key management compensation

All transactions with related parties have occurred in the normal course of operations. Key management is comprised of directors and executive officers.

Key management compensation for the period ended August 31, 2020 consists of the following:

|                      | August 31, 2020 | August 31, 2019 |
|----------------------|-----------------|-----------------|
| Salaries and wages   | \$ 532          | \$ 210          |
| Consulting fees      | -               | 260             |
| Share-based payments | -               | 715             |
|                      | \$ 532          | \$ 1,185        |

#### Related party balances

As at August 31, 2020, \$NIL (August 31, 2019: \$50,000) was due to the Company's Chief Executive Officer, Mr. Norton Singhavon ("Mr. Singhavon") in connection with unpaid salary costs. As at August 31, 2020, \$34,725 (August 31, 2019: \$Nil) was due to Mr. Singhavon in connection with expenses paid on behalf of the Company.

As at August 31, 2020, \$30,000 (August 31, 2019: \$30,000) was due to the Company's Vice President and Director, Mr. Michael Blady ("Mr. Blady") in connection with unpaid salary costs. As at August 31, 2020, \$34,725 (August 31, 2019: \$Nil) was due to Mr. Blady in connection with expenses paid on behalf of the Company.

## **GTEC HOLDINGS LTD.**

### **Notes to the Condensed Interim Consolidated Financial Statements**

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(Unaudited, Tabular Amounts Expressed in Thousands of Canadian Dollars Except Share Amounts)

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As at August 31, 2020, \$NIL (August 31, 2019: \$36,538) was due to the Company's Interim Chief Financial Officer, Ms. Kendra Blackford ("Ms. Blackford") in connection with unpaid salary costs

As at August 31, 2020, \$45,000 (August 31, 2019: \$Nil) was due to Directors of the Company in connection with director's fees.

#### **Related party transactions**

Refer to Note 23 of the condensed interim financial statements for a summary of related party transactions related to outstanding commitments. Refer to Note 20 of the consolidated financial statements for the year ended November 30, 2019 for a summary of related party transactions.

## **20 Financial instruments**

### **a) Financial instruments**

The Company's financial instruments consist of cash and cash equivalents, accounts receivable, investment, promissory notes receivable, deposits, accounts payable, interest payable and convertible debentures. The Company is exposed to certain financial risks, including credit risk, liquidity risk and market risk.

#### **i) Credit risk**

Credit risk is the risk of an unexpected loss if a customer or third party to a financial instrument fails to meet its contractual obligations and arises principally from the Company's cash. At present, the Company holds its cash in Canadian rated financial institutions and will only consider investment of excess cash in highly rated government and corporate debt securities or guaranteed certificates from Canadian chartered banks. The Company has established guidelines, including diversification, credit ratings and maturities, to ensure safety and liquidity of its cash.

As at August 31, 2020, the Company's exposure is the carrying value of the financial instruments. The Company's maximum exposure to credit risk is the carrying value of its financial assets.

#### **ii) Currency risk**

The Company operates primarily in Canadian dollars and as such is not affected by the fluctuations of the Canadian dollar with other currencies.

#### **iii) Liquidity risk**

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they come due. To the extent that the Company does not believe it has sufficient liquidity to meet its current obligations, the Board of Directors considers securing additional funds through issuances of equity and debt or partnering transactions. The Board of Directors approves any material transactions outside the ordinary course of business. Management regularly reviews the Company's operating and capital budgets and maintains short-term cash flow forecasts.

The Company monitors its risk of shortage of funds by monitoring the maturity dates of existing trade and other accounts payable.

#### **iv) Maturity risk**

The Company's cash and cash equivalents balance at August 31, 2020 was in the amount of \$491,078. At August 31, 2020, the Company had accounts receivable of \$1,085,467, accounts payable and accrued liabilities of \$3,287,370, current lease liabilities of \$257,301, current lease liabilities, assets held for sale \$624,614, short term convertible note of \$2,478,121, short term debt of \$966,581, long term lease liabilities of \$723,201 and long term debt of \$2,424,758. All accounts payable and accrued liabilities are current.

As at August 31, 2020, the Company did not have derivative financial liabilities with contractual maturities.

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Management of liquidity risk: Typically, the Company ensures that it has sufficient cash on demand to meet expected operational expenses and commitments for a period of 90 days. To achieve this objective, the Company prepares annual capital expenditure budgets, which are regularly monitored and updated as considered necessary. Further, the Company utilizes authorizations for expenditures on exploration projects to further manage expenditure.

The following table summarizes the maturities of the Company's financial liabilities as at August 31, 2020 based on the undiscounted contractual cash flows:

|                                              | Carrying value | Principal amount | Less than 1 year | 1 - 5 years |
|----------------------------------------------|----------------|------------------|------------------|-------------|
| Accounts payable                             | \$ 3,287       | \$ 3,287         | \$ 3,287         | \$ -        |
| Lease liabilities                            | 980            | 1,267            | 407              | 860         |
| Lease liabilities, assets available for sale | 625            | 850              | 223              | 627         |
| Convertible note                             | 2,478          | 2,532            | 2,532            | -           |
| Long term debt                               | 3,392          | 5,426            | 987              | 4,439       |
|                                              | \$ 10,762      | \$ 13,362        | \$ 7,436         | \$ 5,926    |

#### b) Interest rate risk

Current financial assets and financial liabilities are generally not exposed to interest rate risk because of their short-term nature and maturity. The Company's amounts due to related parties are non-interest bearing.

Sensitivity analysis has not been presented as the Company currently has no significant exposure in its operations to interest rate or currency exchange rate fluctuations as the Company's interest-bearing liabilities have fixed interest rate.

#### c) Fair value classification of financial instruments

Fair value measurement is based on a fair value hierarchy, which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The standard describes three levels of inputs that may be used to measure fair value which are:

Level 1 — measurement based on quoted prices (unadjusted) observed in active markets for identical assets and liabilities.

Level 2 — measurement based on inputs other than quoted prices included in Level 1, that are observable for the asset and liability.

Level 3 — measurement based on inputs that are not observable (supported by little or no market activity) for the asset or liability.

At August 31, 2020, the Company had Level 1 financial instruments, consisting of cash and cash equivalents and investments, with a fair value of \$491,078 (November 30, 2019: \$2,507,176).

## 21 Capital management

The Company's capital structure consists of shareholders' equity. The Company's objective when managing capital is to maintain adequate levels of funding to support the development of its businesses and maintain the necessary corporate and administrative functions to facilitate these activities. This is done primarily through advances from related parties. Future financings are dependent on the willingness of the related parties to advance funds to the Company and market conditions and there can be no assurance the Company will be able to raise funds in the future. The Company is not subject to externally imposed capital requirements. The Company may raise additional debt or equity financing in the near future to meet its obligations.

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## 22 Supplemental cash flow information

|               | August 31, 2020 | August 31, 2019 |
|---------------|-----------------|-----------------|
| Interest paid | \$ 562          | \$ 554          |

## 23 Commitments and contingencies

The Company has the following outstanding commitments based on achieving certain milestones.

### Grey Bruce

During the period ended August 31, 2020, the Company entered into an amending agreement dated March 13, 2020, amending certain terms and conditions of the definitive share purchase agreement, dated September 15, 2017, which have been replaced by the following achievement of certain milestones.

| Trigger event                                                                                                                                                               |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Upon Grey Bruce's first harvest having passed quality assurance and quality control tests as set out by Health Canada <b>(Completed)</b>                                    | 105        |
| Upon Grey Bruce's second harvest having passed quality assurance and quality control tests as set out by Health Canada <b>(Completed)</b>                                   | 105        |
| Upon Grey Bruce's third harvest having passed quality assurance and quality control tests as set out by Health Canada <b>(Completed)</b>                                    | 105        |
| Upon Grey Bruce's fourth harvest having passed quality assurance and quality control tests as set out by Health Canada <b>(Completed)</b>                                   | 105        |
| Upon Grey Bruce's fifth harvest having passed quality assurance and quality control tests as set out by Health Canada, but no earlier than June 30, 2020 <b>(Completed)</b> | 105        |
| Upon Grey Bruce obtaining either a sales license (medical) or a processing license (standard), but no earlier than December 31, 2020                                        | 437.5      |
| Upon Grey Bruce having sold 1,500 kg of dry cannabis                                                                                                                        | 1,000      |
|                                                                                                                                                                             | \$ 1,962.5 |

During the period ended August 31, 2020, Grey Bruce has completed five harvests that have passed quality assurance and quality control tests as set out by Health Canada, thereby triggering the contingent consideration which became payable at period end. The Company has issued 954,545 common shares valued at \$525,000 in satisfaction with the above mentioned five harvests.

Additionally, the Company intends to issue the Company's Chief Executive Officer and Director, Mr. Singhavon such number of common shares equivalent to a value of \$1,000,000, upon the sale of 1,500 kg of dry cannabis, in lieu of the original entitlement of \$1,787,500. This reduces the amount owing as Mr. Singhavon was owed approximately 65% of the remaining contingent consideration.

In connection with the achievement of certain milestones under the original agreement, the Company paid \$250,000 to the vendors of Grey Bruce on May 6, 2019, and also issued 2,222,222 common shares valued \$1,000,000 on July 8, 2019.

In addition to the above, the amending agreement raised the floor price of the common shares in the capital of the Company to be issued to the vendors of Grey Bruce Farms (excluding Mr. Singhavon).

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The number of common shares issuable upon the occurrence of future events are to be based on the greater of (A) the then ten-day volume-weighted average trading price of the Company's common share and (B) the last commercial financing undertaken by the Company, currently \$0.55 per common share of the Company. Mr. Singhavon has also agreed to raise the floor price of the Common Shares to be issued in connection with the Cannabis Sales Milestone to a deemed price per share equal to the greater of (A) the 10-day volume-weighted average trading price of the Common Shares, and (B) \$1.00. In consideration for entering into the Amending agreement the Company has agreed to pay the vendors a one-time cash payment of \$25,010 of which Mr. Singhavon will receive \$10.

#### **GreenTec Bio-Pharmaceuticals Inc. ("GBP")**

As at August 31, 2020, the Company has committed to issue common shares valued at \$2,500,000 contingent on future events as follows:

| Trigger event                                                                                                                                                                                |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Completion of GBP construction of a Health Canada approved cannabis production facility in compliance with the CA&R                                                                          | 500             |
| GBP obtaining a license to sell cannabis under the CA&R                                                                                                                                      | 500             |
| GBP having sold an aggregate of 3,000 kg of dried cannabis                                                                                                                                   | 750             |
| GBP completing construction of an expansion to its production facility to increase production by at least 8,500 kg per annum and receiving an amendment to its production and sales licences | 750             |
|                                                                                                                                                                                              | <b>\$ 2,500</b> |

During the period ended August 31, 2020, on March 13, 2020, the Company entered into an amending agreement with the vendors of GBP amending certain terms and conditions of the definitive share purchase agreement, dated November 15, 2017.

The vendors of GBP agreed to reduce their entitlement to a portion of the purchase price such that the remaining payment obligations of the Company in connection with the acquisition of GBP are reduced by \$5,750,000. In addition to reducing the milestone payments, the vendors of GBP agreed to restructure the remaining milestones, as shown in the above table and raise the floor price of the Common Shares to be issued in connection with the new milestones to a deemed price per share equal to the greater of (A) the 10-day volume-weighted average trading price of the Company's common shares, and (B) \$1.00. Of the \$5,750,000 reduction to the Company's payment obligations, \$5,615,000 of the remaining milestone payments was waived by Mr. Singhavon.

#### **1118157 B.C. Ltd. ("1118 BC") and Tumbleweed Farms Corp. ("Tumbleweed")**

During the period ended August 31, 2020, the Company entered into an amending agreement dated March 13, 2020, amending certain terms and conditions of the definitive share purchase agreement, dated November 22, 2017. As such, the Vendors of 1118157 B.C. Ltd. ("1118 BC"), Mr. Blady and Mr. Singhavon have agreed to waive all entitlement to the remaining milestone payments, which totalled \$500,000 in common shares based on future events.

In connection with the share purchase agreement, the Company assumed certain commitments of 1118 BC through its acquisition of Tumbleweed, consisting of the following:

On March 4, 2019, the Company entered into an agreement with the vendors (the "Amending Agreement"), amending certain terms and conditions of the definitive share purchase agreement, dated August 12, 2017, as amended. In connection with the Amending Agreement, on March 22, 2019 the Company issued an aggregate

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of 3,759,319 common shares valued at \$2,250,000 and paid \$250,000 in satisfaction of achieving certain milestones to the vendors of Tumbleweed.

On February 4, 2020, the Company entered into a further amending agreement, amending certain terms and conditions of the definitive share purchase agreement, dated August 12, 2017. As such, the Company issued 7,500,000 common shares valued at \$1,350,000 in satisfaction of achieving certain milestones, of which 3,750,000 are held in escrow and are due from release on August 28, 2020. As per the amended terms, the revised milestone payments for each of the first four harvests were valued at \$300,000 each and the milestone payment for the fifth harvest was valued at \$150,000. The issuance of these shares will be the final share issuance relating to milestone payments for the Tumbleweed acquisition and there will be no further payments, whether in cash or shares.

## **24 Subsequent Events**

- a) On October 15, 2020, the Company sold a commercial building and land for gross proceeds of \$1,000,000, which was recorded as assets held for sale for the period ended August 31, 2020, under note 8.
- b) On October 16, 2020, the Company made an early principal repayment of \$330,917 to NFS Leasing Canada Ltd., in relation to the Company's senior secured long term debt.
- c) On October 30, 2020, the Company closed a non-brokered senior secured debt financing with NFS Leasing Canada Ltd. in the amount of \$2,300,000. The financing will bear an annual interest rate of 16%. In connection with the financing, the Company will issued common shares valued at \$230,000, which will be subject to a three-year release schedule, with 403,508 shares being released each six-month period. In addition, the Company will issue 6,900,000 common share purchase warrants. The warrants will have an expiration date of three years from the date of issuance. The exercise price of the warrants will be as follows: (i) 2,300,000 warrants at an exercise price of \$0.10; (ii) 2,300,000 warrants at an exercise price of \$0.15; and (iii) 2,300,000 warrants at an exercise price of \$0.25. No other broker fees or brokers warrants were issued in connection with the Financing.
- d) On October 30, 2020, the Company amended its unsecured Convertible Promissory Note with Invictus MD Strategies Corp., which was to mature on October 19, 2020. The amended principal terms of the note are as follows: (i) principal repayment of \$510,000 due on October 30, 2020; (ii) annual interest rate to increase from 8% to 10% on the remaining principal balance of \$1,990,000; (iii) amended maturity date to February 28, 2022, with certain months being interest-only payments and others being principal plus interest, such that the note will have been fully repaid upon the maturity date; (iv) amend price of conversion from \$1.50 to (a) \$0.35 per share on the first \$250,000 of the outstanding principal balance and (b) \$0.55 per share on the remaining principal balance outstanding at the time of conversion; (v) the Promissory Note will remain unsecured.
- e) Subsequent to the period ended August 31, 2020, the Company determined the impact on the revenue of the Company and its subsidiaries, as a result of the COVID-19 pandemic. As a result, the Company qualified to apply for the Canadian Emergency Wage Subsidy, provided by the Government of Canada.