HUT 8 MINING CORP.

Unaudited Condensed Consolidated Interim Financial Statements
(In Canadian dollars)

Three and nine months ended September 30, 2019 and 2018

Notice of No Auditors Review of Interim Financial Statements

Under National Instrument 51-102, if an auditor has not performed a review of the unaudited condensed consolidated interim financial statements; they must be accompanied by a notice indicating that the financial statements have not been reviewed by an auditor.

The accompanying unaudited condensed consolidated interim financial statements of the Company have been prepared by management and approved by the Audit Committee and the Board of Directors of the Company.

The Company's independent auditors have not performed a review of these unaudited condensed consolidated interim financial statements in accordance with the standards established by the Canadian Institute of Chartered Accountants for a review of interim financial statements by an entity's auditors.

HUT 8 MINING CORP.

(In Canadian dollars)

Unaudited Condensed Consolidated Interim Statements of Financial Position

		September 30, 2019		December 31, 2018
Assets				
Current assets				
Cash	$	3,182,972	$	3,556,560
Deposits and prepaid expenses (Note 4)		104,288		79,901
Digital assets (Note 5)		9,277,070		-
Digital assets receivable (Note 5)		557,197		-
		13,121,527		3,636,461
Non-current assets				
Deposits and prepaid expenses (Note 4)		10,583,790		5,723,794
Digital assets (Note 5)		28,567,234		15,408,189
Plant and equipment (Note 6)		43,930,094		58,127,009
Total assets	**$**	**96,202,645**	**$**	**82,895,453**
Liabilities and shareholders' equity				
Current liabilities				
Accounts payable and accrued liabilities (Note 7)	$	3,740,864	$	17,869,849
Loans payable (Note 8)		3,972,900		4,070,004
		7,713,764		21,939,853
Non-current liabilities				
Loans payable (Note 8)		22,483,312		28,296,238
		30,197,076		50,236,091
Shareholders' equity				
Share capital (Note 9)		169,370,073		162,733,360
Shares to be issued		-		1,167,386
Warrants (Note 9)		1,367,901		1,367,901
Contributed surplus		6,074,742		4,061,740
Accumulated deficit		(110,807,147)		(136,671,025)
		66,005,569		32,659,362
Total liabilities and shareholders' equity	**$**	**96,202,645**	**$**	**82,895,453**

Reporting entity and going concern (Note 1)

Approved on behalf of the Board:

"Andrew Kiguel"
Director & Chief Executive Officer

"Bill Tai"
Director

HUT 8 MINING CORP.

(In Canadian dollars)
Unaudited Condensed Consolidated Interim Statements of Income (Loss) and Comprehensive Income (Loss) for the,

	Three months ended September 30, 2019	Three months ended September 30, 2018	Nine months ended September 30, 2019	Nine months ended September 30, 2018
Revenue				
Digital assets mined (Note 5)	$ 26,749,874	$ 17,654,901	$ 67,132,276	$ 36,444,220
Cost of revenue				
Site operating costs	(11,353,029)	(8,727,399)	(34,372,623)	(13,736,529)
Depreciation (Note 6)	(4,732,305)	(17,440,571)	(14,196,915)	(28,981,535)
Gross profit	10,664,540	(8,513,069)	18,562,738	(6,273,844)
Gain on sale of digital assets (Note 5)	514,135	-	5,433,530	-
Revaluation of digital assets (Note 5)	(10,050,642)	(317,177)	8,243,089	(6,146,449)
Expenses				
Share based payments (Note 9)	(670,136)	(1,113,732)	(2,427,144)	(2,379,283)
Professional fees	(77,259)	(791,512)	(376,717)	(2,204,566)
General and office	(159,114)	(251,962)	(611,889)	(711,531)
Salary and benefits	(454,223)	(239,041)	(970,795)	(470,999)
Investor and public relations	(2,909)	(181,179)	(35,577)	(751,467)
Regulatory	(13,765)	(41,353)	(95,596)	(141,674)
Listing and qualifying transaction	-	-	-	(1,151,401)
	(1,377,406)	(2,618,779)	(4,517,718)	(7,810,921)
Operating income (loss)	**(249,373)**	**(11,449,025)**	**27,721,639**	**(20,231,214)**
Foreign exchange gain (loss)	(370,374)	251,123	703,347	248,673
Finance expense	(1,146,630)	(245,976)	(3,544,978)	(245,976)
Finance income	23,700	-	32,812	32,315
Gain on shares issued to settle accounts payable (Note 9)	-	-	951,059	-
Net income (loss)	**$ (1,742,677)**	**$ (11,443,878)**	**$ 25,863,879**	**$ (20,196,202)**
Basic earnings (loss) per share	(0.02)	(0.14)	0.34	(0.25)
Diluted earnings (loss) per share	(0.02)	(0.14)	0.33	(0.25)
Weighted-average shares used in computation of earnings per share:				
Basic	78,024,609	83,352,995	76,649,808	80,209,300
Diluted	78,024,609	83,352,995	77,919,908	80,209,300

HUT 8 MINING CORP.

(In Canadian dollars)
Unaudited Condensed Consolidated Interim Statement of Cash Flows for the nine months ended September 30,

	2019	2018
Cash provided by (used in):		
Operating activities:		
Net income (loss)	$ 25,863,879	$ (20,196,202)
Change in non-cash operating items:		
Digital assets mined	(67,132,276)	(36,444,220)
Digital assets converted to fiat currency	47,527,631	726,655
Depreciation	14,196,915	28,981,535
Share based payments	2,427,144	2,379,283
Gain on sale of digial assets	(5,433,530)	-
Revaluation of digital assets	(8,243,089)	6,146,449
Gain on shares issued to settle accounts payable	(951,059)	-
Net finance expense	3,512,167	93,254
Foreign exchange gain	(703,344)	-
Listing and qualifying transaction	-	1,151,401
	11,064,438	(17,161,845)
Change in non-cash working capital:		
Sales tax and other receivables	-	50,000
Accounts payable and accrued liabilities	(2,044,104)	12,077,160
	(2,044,104)	12,127,160
Interest paid	(235,765)	-
Interest received	32,812	-
Net cash provided by (used in) operating activities	8,817,381	(5,034,685)
Investing activities		
Deposits and prepaid expenses	(4,884,383)	(5,619,123)
Additions to plant and equipment	-	(81,664,076)
Net cash used in investing activities	(4,884,383)	(87,283,199)
Financing activities		
Proceeds from issuance of common shares, net of issue costs	-	54,840,426
Finance draw from (repayment of) loans payable, net of issue costs	(4,306,586)	19,844,282
Cash received from exercise of warrants	-	1,785,000
Net cash provided by (used in) financing activities	(4,306,586)	76,469,708
Decrease in cash and cash equivalents	(373,588)	(15,848,176)
Cash and cash equivalents, beginning of period	3,556,560	23,248,485
Cash and cash equivalents, end of period	**$ 3,182,972**	**$ 7,400,309**

Significant non-cash transactions included:

- Payment in bitcoin of loans payable interest and principle totaling $2,472,746 (2018 – Nil).
- Recognition of the fair value of broker warrants of Nil (2018 - $1,367,901);
- Purchase of plant and equipment with Hut 8’s common shares valued at Nil (2018 - $58,463,070); and
- Purchase of plant and equipment with digital assets valued at Nil (2018 - $4,130,051).

HUT 8 MINING CORP.

(In Canadian dollars)

Unaudited Condensed Consolidated Interim Statement of Changes in Shareholders' Equity

	Share Capital						
	Number of shares	Dollar amount	Shares to be issued	Warrants	Contributed surplus	Accumulated deficit	Total
Balance, December 31, 2017	**55,200,000**	**$ 35,676,182**	**$ -**	**$ 736,848**	**$ -**	**$ 94,512**	**$ 36,507,542**
Shares issued for mining equipment	16,693,858	58,463,070	-	-	-	-	58,463,070
Shares issued on private placement	14,000,000	65,052,260	-	1,367,901	-	-	66,420,161
Shares issued for reverse takover	220,000	1,100,000	-	-	-	-	1,100,000
Buy back of shares	(1,600,000)	(80,000)	-	-	-	-	(80,000)
Exercise of warrants	714,000	2,521,848	-	(736,848)	-	-	1,785,000
Share based payments	-	-	-	-	2,379,283	-	2,379,283
Net loss and comprehensive loss	-	-	-	-	-	(20,196,202)	(20,196,202)
Balance, September 30, 2018	**85,227,858**	**162,733,360**	**-**	**1,367,901**	**2,379,283**	**(20,101,690)**	**146,378,854**
Shares issued for mining equipment	-	-	-	-	-	-	-
Shares to be issued	-	-	1,167,386	-	-	-	1,167,386
Exercise of warrants	-	-	-	-	-	-	-
Share based payments	-	-	-	-	1,137,730	-	1,137,730
Discount to Bitfury loan	-	-	-	-	544,727	-	544,727
Net loss and comprehensive loss	-	-	-	-	-	(116,569,336)	(116,569,336)
Balance, December 31, 2018	**85,227,858**	**162,733,360**	**1,167,386**	**1,367,901**	**4,061,740**	**(136,671,026)**	**32,659,361**
Shares issued for mining equipment	838,511	1,167,386	(1,167,386)	-	-	-	-
Shares issued in settlement of accounts payable	3,717,433	4,609,617	-	-	-	-	4,609,617
Shares issued for services	419,507	667,256	-	-		-	667,256
Share based payments	234,700	192,454	-	-	2,013,002	-	2,205,456
Net income and comprehensive income	-	-	-	-	-	25,863,879	25,863,879
Balance, September 30, 2019	**90,438,009**	**$ 169,370,073**	**$ -**	**$ 1,367,901**	**$ 6,074,742**	**$ (110,807,147)**	**$ 66,005,569**

1. Reporting entity and going concern

(a) Reporting entity

Hut 8 Mining Corp. (the "Company" or "Hut 8" or "Pubco") was incorporated under the laws of the Province of British Columbia on June 9, 2011. Its registered office is at Suite 1700, Park Place, 666 Burrard St, Vancouver, BC, Canada V6C 2X8 and headquarter of the Company is located at 130 King St. W, Suite 1800, Toronto, ON, Canada, M5X 2A2. The Company's financial year ends on December 31. The Company's common shares are listed under the symbol "HUT" on the TSX and as "HUTMF" on the OTCQX Exchange. On March 2, 2018, the Company closed its qualifying transaction with Hut 8 Holdings Inc. ("Hut 8 Holdings"). The Company was a capital pool company prior to the transaction. The transaction was accounted for as a reverse acquisition. As at September 30, 2019, Bitfury Holding BV ("Bitfury") owned 47% of the Company's common shares and is a controlling shareholder and related party of Hut 8. The Company is in the business of utilizing specialized equipment to solve complex computational problems to validate transactions on the bitcoin blockchain and the Company receives bitcoin in return for successful service.

(b) Going concern

These unaudited condensed consolidated interim financial statements have been prepared assuming the Company will continue as a going concern. As at September 30, 2019, the Company has a positive working capital of $5,407,763 and shareholders' equity of $66,005,569. During the nine months ended September 30, 2019, the Company had a net profit of $25,845,157 and cash flow from operations of $8,817,381.

The Company's ability to continue as a going concern and realize its assets and discharge its liabilities in the normal course of business is dependent upon maintaining sustained profitability and maintaining the Company's loans in good standing. There are various risks and uncertainties affecting the Company's operations including, but not limited to, the viability of the economics of bitcoin mining, the liquidity of bitcoin, the Company's ability to maintain security of its digital assets and execute its business plan. The Company's strategy to mitigate these risks and uncertainties is to execute a business plan aimed at continued security, operational efficiency, revenue growth, improving overall mining profit, managing operating expenses, working capital requirements, and securing additional financing, as needed, through one or more of loans and equity investments. Failure to implement the Company's business plan could have a material adverse effect on the Company's financial condition and/or financial performance. Accordingly, there are material risks and uncertainties that cast significant doubt about the Company's ability to continue as a going concern.

These unaudited condensed consolidated interim financial statements do not include any adjustments or disclosures that would be required if assets are not realized and liabilities and commitments are not settled in the normal course of operations. If the Company is unable to continue as a going concern, then the carrying value of certain assets and liabilities would require revaluation to a liquidation basis, which could differ materially from the values presented in the unaudited condensed consolidated interim financial statements.

2. Statement of compliance and basis of presentation

(a) Statement of compliance

These audited condensed interim consolidated financial statements have been prepared in accordance with International Accounting Standard 34, Interim Financial Reporting. Certain information and note disclosures normally included in the audited annual consolidated financial statements prepared in accordance with International Financial Reporting Standards (“IFRS”), as issued by the International Accounting Standards Board (“IASB”), have been omitted or condensed. These condensed interim consolidated financial statements should be read in conjunction with the Company’s December 31, 2018 audited annual consolidated financial statements. Except for the adoption of IFRS 16, Leases (“IFRS 16”), as described in Note 2(e) to these condensed interim consolidated financial statements, these condensed interim consolidated financial statements have been prepared on a basis consistent with the accounting policies disclosed in the December 31, 2018 audited annual consolidated financial statements.

The Company is in the business of digital currencies, many aspects of which are not specifically addressed by current IFRS guidance. The Company is required to make judgments as to the application of IFRS and the selection of its accounting policies. The Company has disclosed its presentation, recognition and derecognition, and measurement of digital currencies, and the recognition of revenue as well as significant assumptions and judgments, however, if specific guidance is enacted by the IASB in the future, the impact may result in changes to the Company’s earnings and financial position as presented.

These unaudited condensed consolidated interim financial statements were approved and authorized for issuance by the Board of Directors on November 6, 2019.

(b) Basis of presentation

The unaudited condensed consolidated interim financial statements have been prepared on a historical cost basis except for some financial instruments that have been measured at fair value.

(c) Functional and presentation currency

Items included in the unaudited condensed consolidated interim financial statements of the Company and its wholly owned subsidiaries are measured using the currency of the primary economic environment in which the entity operates. These unaudited condensed consolidated interim financial statements have been prepared in Canadian dollars, which is the Company’s functional and presentation currency.

(d) Consolidation

These unaudited condensed consolidated interim financial statements include the financial statements of the Company and its wholly-owned subsidiaries. All significant intercompany transactions, balances, income and expenses are eliminated on consolidation.

The Company incorporated Hut 8 Asset Management Inc. on November 1, 2018 for the Company’s digital currency trading operations based in Bridgetown, Barbados. The Company incorporated Hut 8 Finance Ltd. on January 30, 2019 also related to the digital currency trading operations based in Bridgetown, Barbados.

As of September 30, 2019, the Company had three wholly owned subsidiaries: Hut 8 Holdings Inc., Hut 8 Asset Management Inc., and Hut 8 Finance Ltd.

2. Statement of compliance and basis of presentation (continued)

(e) Adoption of IFRS 16, Leases and resulting changes to lease accounting policy

On January 1, 2019, the Company adopted IFRS 16 using the modified retrospective approach. Therefore, the comparative information has not been restated and continues to be reported under IAS 17, Leases ("IAS 17") and IFRIC 4, Determining Whether an Arrangement Contains a Lease ("IFRIC 4").

Lease accounting policy applicable from January 1, 2019

Definition of a lease

At the inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys this right the Company assesses whether:

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset; and
- The Company has the right to obtain substantially all of the economic benefits from the use of the asset throughout the period of use; and
- The Company has the right to direct the use of the asset. The Company has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used.

At inception or reassessment of a contract that contains lease and non-lease components, the Company allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

Accounting as a lessee under IFRS 16

The Company recognizes right-of-use assets and lease liabilities on the consolidated statements of financial position at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of its useful life or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally, the Company uses 25% as the discount rate.

2. Statement of compliance and basis of presentation (continued)

(e) Adoption of IFRS 16, Leases and resulting changes to lease accounting policy (continued)

Lease payments included in the measurement of the lease liability comprise (a) fixed payments, including in-substance fixed payments; (b) variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date; (c) amounts expected to be payable under a residual value guarantee; and (d) the exercise price under a purchase option that the Company is reasonably certain to exercise, lease payments in an optional renewal period if the Company is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Company is reasonably certain not to terminate early.

The lease liability is measured at amortized cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if the Company changes its assessment of whether it will exercise a purchase, extension or termination option. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of use asset, or is recorded in the consolidated statements of operations if the carrying amount of the right-of-use asset has been reduced to $nil.

Transition to IFRS 16

Practical expedients

On transition to IFRS 16, the Company elected to apply the practical expedient to grandfather the assessment of which transactions represent leases. The Company applied IFRS 16 only to contracts that were previously identified as leases under IAS 17 and IFRIC 4. Therefore, the definition of a lease under IFRS 16 was applied only to contracts entered into, or changed, on or after January 1, 2019.

The Company used the following additional practical expedients:

- Applied the exemption not to recognize right-of-use assets and lease liabilities for short-term leases with terms less than 12 months and leases of low-value assets. The Company recognizes the lease payments associated with these leases as an expense on a straight-line or other systematic basis over the lease term;
- Excluded initial direct costs from the measurement of the right-of-use asset at the date of initial application; and
- Used hindsight when determining the lease term if the contract contains options to extend or terminate the lease.

Impacts on consolidated financial statements

On the date of transition, the Company assessed IFRS 16 had no impact to the consolidated statements of financial position.

3. Significant accounting policies, judgements, and estimates

The preparation of the Company's unaudited condensed consolidated interim financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts; however, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods. The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next fiscal year are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Company.

The following are the estimates and assumptions that have been made in applying the Company's accounting policies that have the most significant effect on the amounts in the unaudited condensed consolidated interim financial statements:

(i) Functional currency

The functional currency of the Company has been assessed by management based on consideration of the currency and economic factors that mainly influence the Company's digital currencies, production and operating costs, financing and related transactions. Specifically, the Company considers the currencies in which digital currencies are most commonly denominated and the currencies in which expenses are settled, by each entity, as well as the currency in which each entity receives or raises financing. Changes to these factors may have an impact on the judgment applied in the determination of the Company's functional currency.

3. Significant accounting policies, judgements, and estimates (continued)

(ii) Taxes

Uncertainties exist with respect to the interpretation of complex tax regulations, changes in tax laws, and the amount and timing of future taxable income. The Company has not recognized the value of any deferred tax assets in its statements of financial position.

The Company recognizes the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained based on its technical merits. The Company measures and records the tax benefits from such a position based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement. The Company's estimated liabilities related to these matters are adjusted in the period in which the uncertain tax position is effectively settled, the statute of limitations for examination expires or when additional information becomes available. The Company's liability for unrecognized tax benefits requires the use of assumptions and significant judgment to estimate the exposures associated with our various filing positions. Although the Company believes that the judgments and estimates made are reasonable, actual results could differ and resulting adjustments could materially affect our effective income tax rate and income tax provision.

The Company has earned bitcoin from the commercial activity of bitcoin mining. The Company has followed the published Canada Revenue Agency ("CRA") view that bitcoin is a commodity and inventory of the business, the value of which is included in the calculation of taxable income from the business. Bitcoin is valued in accordance with Section 10 of the Income Tax Act. Revenue from bitcoin mining is included in taxable income when the bitcoin earned is sold or exchanged for cash or another asset. There is uncertainty regarding the taxation of cryptocurrency and the CRA may assess the Company differently from the position adopted. This could result in additional current taxes payable with equal offset to deferred tax expense.

(iii) Impairment of non-financial assets

Impairment exists when the carrying value of an asset exceeds its recoverable amount, which is the higher of its fair value less costs to sell and its value in use. These calculations are based on available data, other observable inputs and projections of cash flows, all of which are subject to estimates and assumptions. Recoverable amounts are also sensitive to assumptions about the future usefulness of in-process development and the related marketing rights.

(iv) Foreign currency translation

Within each entity, transactions in currencies other than the functional currency are recorded at the rates of exchange prevailing on dates of transactions. At the end of each reporting period, monetary assets and liabilities denominated in foreign currencies are translated to the functional currency at the exchange rate at that date. Foreign exchange differences arising on translation are recognized in the statement of operations. Non-monetary assets and liabilities that are measured at historical cost are translated using the exchange rate at the date of the transaction.

3. Significant accounting policies, judgements, and estimates (continued)

(v) Fair value measurement of stock options and broker warrants

The Company measures the cost of equity-settled transaction by reference to the fair value of the equity instruments at the date on which they are granted. Estimating fair value requires determining the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires the determination of the most appropriate inputs to the valuation model including the expected life of the broker warrants, volatility and dividend yield and making assumptions about them.

(vi) Revenue recognition

The Company recognizes revenue from the provision of transaction verification services within the bitcoin blockchain, and as consideration for these services, the Company receives bitcoin. Revenue is measured based on the fair value of the bitcoin received. The fair value is determined using the closing bitcoin price each day per www.coinmarketcap.com ("Coinmarketcap"). The Company is relying on the data available at Coinmarketcap to be an accurate representation of the closing price for the digital assets.

There is currently no specific definitive guidance in IFRS or alternative accounting frameworks for the accounting for the production and mining of bitcoin. In the event authoritative guidance is enacted by the IASB, the Company may be required to change its policies which could result in a change in the Company's financial position and earnings.

(vii) Fair value of digital assets

Digital assets, consisting solely of bitcoin, are measured at fair value using the quoted price on Coinmarketcap. Management considers this fair value to be a level two input under IFRS 13 *Fair Value Measurement* fair value hierarchy as the price on this source represents an average of quoted prices on multiple digital currency exchanges. The bitcoin is valued based on the closing price obtained from Coinmarketcap at the reporting period corresponding to the digital assets mined by the Company.

The Company's determination to classify its holding of bitcoin as current assets is based on management's assessment that its bitcoin held can be considered a commodity and the availability of liquid markets to which the Company may sell a portion or all of its holdings.

(viii) Non-monetary transactions

Non-monetary transactions for the exchange of bitcoin for various goods and services are measured at the fair value determined from the exchange amount. Fair value of the bitcoin is determined at the time of transaction.

(ix) Earnings per share

The calculation of earnings per common share is based on the reported net income divided by the weighted average number of shares outstanding during the period. Diluted earnings per share is calculated on the treasury stock basis. Where potentially dilutive equity instruments are anti-dilutive, basic and diluted earnings per share are the same.

3. Significant accounting policies, judgements, and estimates (continued)

(x) Share issue costs

Costs incurred for the issue of common shares are deducted from share capital.

(xi) Share based transactions

Equity-settled share-based payment transactions with parties other than employees are measured at the fair value of the goods or services received, except where that fair value cannot be estimated reliably, in which case they are measured at the fair value of the equity instruments granted, measured at the date the entity obtains the goods or the counterparty renders the service.

The Company issued broker warrants as part of brokered private placement offering for common shares. Broker warrants are measured at fair value at the date of the offering and accounted for as a separate component of shareholders' equity. When the broker warrants are exercised, the proceeds received together with the related amount allocated as a separate component of shareholders' equity are allocated to capital stock. If the broker warrants expire unexercised, the related amount separately allocated to shareholders' equity is allocated to contributed surplus.

(xii) Useful life of mining equipment

Management is depreciating mining equipment using a straight-line basis, with a useful life of:

Seacan containers and supporting infrastructure	4 years
Mining servers	2 years

The mining equipment is used to generate bitcoin. The rate at which the Company generates digital assets and, therefore, consumes the economic benefits of its mining equipment are influenced by several factors including, but not limited to, the following:

- The complexity of the mining process which is driven by the algorithms contained within the digital assets open source software; and

- Technological obsolescence reflecting rapid development in the mining machines such that more recently developed hardware is more economically efficient to run in terms of digital assets mined as a function of operating costs, primarily power costs (ie., the speed of mining machines evolution in the industry) is such that later mining machine models generally have faster processing capacity combined with lower operating costs and a lower cost of purchase.

Based on the Company and the industry's limited history to date, management is limited by the market data available. Furthermore, the data available also includes data derived from the use of economic modelling to forecast future digital assets and the assumptions included in such forecasts, including digital asset's price and network difficulty, and derived from management's assumptions. Based on current data available, management has determined that the straight-line method of amortization best reflects the current expected useful life of mining equipment. Management will review their estimates at each reporting date and will revise such estimates as and when data become available. Management will review the appropriateness of its assumption related to residual value at each reporting date.

3. Significant accounting policies, judgements, and estimates (continued)

(xiii) Financial instruments

Financial instruments are accounted for in accordance with IFRS 9, "Financial Instruments: Classification and Measurement". A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets

On initial recognition, financial assets are recognized at fair value and are subsequently classified and measured at: (i) amortized cost; (ii) fair value through other comprehensive income ("FVOCI"); or (iii) fair value through profit or loss ("FVTPL"). The classification of financial assets is generally based on the business model in which a financial asset is managed and its contractual cash flow characteristics. A financial asset is measured at fair value net of transaction costs that are directly attributable to its acquisition except for financial assets at FVTPL where transaction costs are expensed.

All financial assets not classified and measured at amortized cost or FVOCI are measured at FVTPL. On initial recognition of an equity instrument that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in other comprehensive income. The Company derecognizes financial assets only when the contractual rights to cash flows from the financial assets expire, or when it transfers the financial assets and substantially all of the associated risks and rewards of ownership to another entity.

The classification determines the method by which the financial assets are carried on the statement of financial position subsequent to inception and how changes in value are recorded. Cash is measured at FVTPL.

Impairment of financial assets

IFRS 9 uses the expected credit loss ("ECL") model. The credit loss model groups receivables based on similar credit risk characteristics and days past due in order to estimate bad debts. The ECL model applies to the Company's receivables.

An ECL impairment model applies which requires a loss allowance to be recognized based on expected credit losses. The estimated present value of future cash flows associated with the asset is determined and an impairment loss is recognized for the difference between this amount and the carrying amount as follows: the carrying amount of the asset is reduced to estimated present value of the future cash flows associated with the asset, discounted at the financial asset's original effective interest rate, either directly or through the use of an allowance account and the resulting loss is recognized in profit or loss for the period.

In a subsequent period, if the amount of the impairment loss related to financial assets measured at amortized cost decreases, the previously recognized impairment loss is reversed through profit or loss to the extent that the carrying amount of the investment at the date the impairment is reversed does not exceed what the amortized cost would have been had the impairment not been recognized.

(In Canadian dollars)

3. Significant accounting policies, judgements, and estimates (continued)

(xii) Financial instruments (continued)

Financial liabilities

Financial liabilities are designated as either: (i) fair value through profit or loss; or (ii) other financial liabilities. All financial liabilities are classified and subsequently measured at amortized cost except for financial liabilities at FVTPL. The classification determines the method by which the financial liabilities are carried on the statement of financial position subsequent to inception and how changes in value are recorded. Accounts payable and loans payable are classified under other financial liabilities and carried on the statement of financial position at amortized cost.

The Company derecognizes a financial liability when its contractual obligations are discharged or cancelled or expire. The Company also derecognizes a financial liability when the terms of the liability are modified such that the terms and/or cash flows of the modified instrument are substantially different, in which case a new financial liability based on the modified terms is recognized at fair value.

Gains and losses on derecognition are generally recognized in profit or loss.

The Company retrospectively adopted IFRS 9 on January 1, 2018. Due to the short-term and/or liquid nature of its financial assets and financial liabilities, the adoption had no impact on the amounts recognized in the Company's unaudited condensed consolidated interim financial statements for the three months ended September 30, 2019.

4. Deposits and prepaid expenses

		September 30, 2019		December 31, 2018
Current				
Prepaid insurance	$	97,365	$	71,901
Miscellaneous deposits and other prepaid expenses		6,923		8,000
Total current deposits and prepaids expenses	**$**	**104,288**	**$**	**79,901**
Non-current				
Deposits under electricity supply agreement(i)	$	5,599,040	$	5,342,594
Deposit to Bitfury(ii)	$	4,603,550	$	-
Land lease deposit		381,200		381,200
Total non-current deposits and prepaids expenses	**$**	**10,583,790**	**$**	**5,723,794**

(i) On September 3, 2019, the Company announced an increase of 4.3 MW to Hut 8's operating facility in the City of Medicine Hat, effective August 28, 2019. The incremental capacity also required an additional security deposit of $256,446 related to the existing electricity supply agreement.

(ii) On September 9, 2019, the Company reached an agreement with Bitfury to purchase an additional nine data centers for its facility in Drumheller, Alberta for US$7,000,000. A deposit of $4,603,550 (US$3,500,000) for half of the purchase price was made subsequent to the announcement of the agreement. The purchase is expected to close in November 2019, when the Company will begin to take over mining operations and pay the remaining US$3,500,000.

(In Canadian dollars)

5. Digital assets

Digital assets solely consist of bitcoin. Below is the bitcoin mined and transacted.

		Dollars	Bitcoin
Balance, December 31, 2017	**$**	**1,078,760**	**62**
Bitcoin mined		49,439,100	5,592
Bitcoin traded for cash		(11,168,400)	(1,719)
Bitcoin received through share subscriptions		11,569,735	1,077
Bitcoin recovered		448,264	32
Bitcoin used to purchase plant and equipment		(12,935,071)	(1,342)
Bitcoin paid for services		(5,161,512)	(667)
Revaluation of digital assets		(17,862,687)	-
Balance, December 31, 2018		**15,408,189**	**3,035**
Bitcoin mined		67,132,276	7,187
Bitcoin traded for cash		(47,527,632)	(4,883)
Bitcoin used for debt and interest payments(i)		(2,472,746)	(405)
Bitcoin paid for services(ii)		(7,815,204)	(1,437)
Gain on sale of digital assets(iii)		5,433,530	-
Revaluation of digital assets(iv)		8,243,089	-
Balance, September 30, 2019		**38,401,501**	**3,496**
Current portion			
Digital assets, current(v)	**$**	**9,277,070**	**844**
Digital assets receivable(vi)	**$**	**557,197**	**51**
Non-current portion	**$**	**28,567,234**	**2,601**

(i) The Company has the option to repay certain loans payable and related interest payments in bitcoin. The Company considers it more efficient at times to settle these liabilities in bitcoin and has paid Galaxy 178 bitcoin to settle $1,139,983 (US$853,062) of interest expense. For the nine months ended September 30, 2019, the Company has also repaid 227 bitcoin to settle $1,332,763 (US$1,000,000) of the principal of the Bitfury loan.

(ii) Services paid in bitcoin were primarily to Bitfury for the maintenance and operation of Hut 8's on-site operations.

(iii) During the nine months ended September 30, 2019, the Company used its bitcoin for cash, payments of debts, interest, and other services totaling $57,815,582 with a cost of $52,383,052, which resulted in a realized gain on sale of $5,433,530.

(iv) Digital assets held are revalued each reporting period based on the fair market value of the price of bitcoin on the reporting date. As at September 30, 2019, the price of bitcoin was $10,984 (US$8,294) which for the nine months ended September 30, 2019 resulted in a revaluation gain of $8,243,089.

(In Canadian dollars)

5. Digital assets (continued)

(v) The majority of Hut 8's digital assets is non-current because the Company's bitcoin is held as collateral for the Galaxy loan (Note 8) where there is a process which requires Galaxy's approval for Hut 8 to move its bitcoin. Part of this process allows Hut 8 to move a portion of its bitcoin, in excess of the collateral, to a bitcoin wallet that does not require Galaxy's approval. This bitcoin is classified as current as it is available for use at Hut 8's discretion.

(vi) Bitcoin receivable refers to the amount of bitcoin mined that has not been transferred from the mining pool to the Company. During the three months ended September 30, 2019, the Company mined 51 bitcoins that were received shortly after the period end, which is equivalent to $557,197.

6. Plant and equipment

	Infrastructure	Mining servers	**Total**
Cost			
As at January 1, 2018	$ 5,033,000	$ 16,317,000	**$ 21,350,000**
Additions	56,427,119	111,346,466	**167,773,585**
Impairment	(3,560,072)	(80,263,565)	**(83,823,637)**
As at December 31, 2018	57,900,047	47,399,901	**105,299,948**
Additions	-	-	**-**
As at September 30, 2019	$ 57,900,047	$ 47,399,901	**$ 105,299,948**
Accumulated depreciation			
As at January 1, 2018	$ 31,222	$ 122,936	**$ 154,158**
Depreciation	8,712,587	38,306,194	**47,018,781**
As at December 31, 2018	8,743,809	38,429,130	**47,172,939**
Depreciation	10,832,877	3,364,038	**14,196,915**
As at September 30, 2019	19,576,686	41,793,168	**61,369,854**
Net book value December 31, 2018	**$ 49,156,238**	**$ 8,970,771**	**$ 58,127,009**
Net book value September 30, 2019	**$ 38,323,361**	**$ 5,606,733**	**$ 43,930,094**

7. Accounts payable and accrued liabilities

	September 30, 2019	**December 31, 2018**
Accounts payable	$ 2,074,471	$ 16,869,179
Bitfury Interest (Note 8)	998,509	-
Other accrued liabilities	667,884	1,000,670
	$ 3,740,864	**$ 17,869,849**

8. Loans payable

	September 30, 2019	December 31, 2018
Galaxy	$ 17,852,984	$ 20,700,957
Bitfury	8,603,228	11,665,285
	26,456,212	32,366,242
Current portion	**$ 3,972,900**	**$ 4,070,004**
Non-current portion	**$ 22,483,312**	**$ 28,296,238**

Galaxy loan - As at September 30, 2019, the Company has a loan payable of $17,852,984 (US$13,481,072) to Galaxy, a former related party (Note 10), and is secured by the assets of Hut 8. During the three months ended September 30, 2019, the Company made a loan prepayment in the amount of $2,652,696 (US$2,000,000), and an early repayment penalty of 1.5% or $39,790 (US$30,000). The loan matures on March 10, 2021 when the remaining US$14,000,000 will be due to Galaxy. The loan payable is denominated in US dollars and bears interest at a rate equal to LIBOR + 10% per annum. The cash received from the loan was $19,628,691 (US$15,194,570) and subsequently a foreign exchange loss was recognized of $498,673 and interest accretion of $378,316 since the beginning of the loan. In consideration for the loan payable, the Company issued 2,222,222 bonus warrants with an exercise price of $4.50 to Galaxy with a Nil fair value. The loan agreement includes a process where expenses in the ordinary course of business are paid based on a monthly budget approved by Galaxy. The loan has two covenants requiring the Company to have a minimum US$2,250,000 cash balance and from June 28, 2019 through and including August 30, 2019 the Company to maintain a loan to bitcoin value of 100%. From August 31, 2019 through and including October 30, 2019, the loan to bitcoin value decreases to 85% and from October 31, 2019 and thereafter the loan to bitcoin value remains at 75%. The interest expense for the three and nine months ended September 30, 2019 was $765,681 (US$580,299) [2018 - $245,976 (US$190,410)] and $2,339,168 (US$1,758,236) [2018 - $245,976 (US$190,410)], respectively. The interest accretion for the three and nine months ended September 30, 2019 was $97,958 (US$74,182) [2018 - $85,216 (US$65,966)] and $295,622 (US$222,396) [2018 - $85,216 (US$65,966)], respectively. Both interest expense and interest accretion have been recognized as finance expense.

Bitfury loan - As at September 30, 2019, the Company has a loan payable, net of $8,603,228 (US$6,496,434) to Bitfury, a related party (Note 10). The loan payable is unsecured and bears interest at 12% per annum. The loan is carried at amortized cost based on an 18% market interest rate causing the carrying value to be lower than the original principal value with a difference of $544,727 at inception which was recognized as a related party contribution in contributed surplus. A foreign exchange gain was recognized of $272,045 and interest accretion of $196,641 was recognized since the beginning of the loan. This loan is split into a $5,889,150 (US$4,500,000) portion which will be repaid in US$250,000 installments every month for 18 months. Nine months of installments of the principal were paid during the nine months ended September 30, 2019 of $2,986,653 (US$2,250,000). The remaining principal of $3,926,100 (US$3,000,000) will become due at the earlier of January 1, 2021 or the date that the principal for the Galaxy loan has been fully repaid. All interest accrued during the first 24 months of this loan will become due on January 1, 2021 and all interest accrued after this date will be due on a monthly basis thereafter. The interest accrued as at September 30, 2019 was $998,509 (US$751,036). The interest expense for the three and nine months ended September 30, 2019 was $377,811 (US$286,112) and $1,195,068 (US$898,988), respectively. The interest accretion for the three and nine months ended September 30, 2019 was $67,013 (US$50,754) and $196,641 (US$147,952), respectively. Both interest expense and interest accretion have been recognized as finance expense.

(In Canadian dollars)

9. Equity

(a) Common shares

The Company has authorized share capital of an unlimited number of common shares.

	Number of shares		Amount
Balance, December 31, 2017	**55,200,000**	**$**	**35,676,182**
Shares issued for mining equipment	16,693,858		58,463,070
Shares issued on private placement	14,000,000		70,000,000
Share issue costs – cash	-		(3,579,839)
Shares issue costs - broker warrants	-		(1,367,901)
Buyback of shares	(1,600,000)		(80,000)
Shares issued for reverse acquisition	220,000		1,100,000
Shares issued on exercise of warrants	714,000		2,521,848
Balance, December 31, 2018	**85,227,858**		**162,733,360**
Shares issued for mining equipment(i)	838,511		1,167,386
Shares issued in settlement of accounts payable(ii)	3,717,433		4,609,617
Shares issued for services(iii)	419,507		667,256
Shares issued for RSUs(iv)	234,700		192,454
Balance, September 30, 2019	**90,438,009**	**$**	**169,370,073**

(i) As part of the Company's purchase of 12 upgraded BlockBoxes from Bitfury in Drumheller, US$2 million of the purchase price was issued in equity at a share price of $3.15 for an issuance of 838,511 common shares. The purchase was closed on December 31, 2018 and the process to issue the common shares had begun; however, the share issuance was not finalized until January 15, 2019. The share issuance measured at a fair value of $1,167,386 was recognized as shares to be issued as at December 31, 2018.

(ii) On March 27, 2019, the Company issued 3,717,433 common shares in settlement of outstanding accounts payable to Bitfury of $5,576,150, based on a conversion share price of $1.50. The share price on the date of settlement of February 26, 2019 was $1.24 which created a gain recognized from the transaction of $951,059.

(iii) Shares are issued for services at times to align key service providers with the overall success of Hut 8. These shares were primarily issued as payment of invoices for electricity management services provided for the Company's facilities.

(iv) The CEO of the Company had a third of his outstanding RSUs vest on April 2, 2019, which were issued net of employment withholdings.

Following the Company's qualifying transaction, 49,465,453 commons shares held by directors, officers and securityholders in excess of 20% of the outstanding Resulting Issuer Common Shares were subject to voluntary escrow/pooling agreement. Pursuant to the escrow/pooling agreements, the 49,465,453 common shares will be released as follows: 25% on closing of the qualifying transaction (March 5, 2018); and 25% will be released 6, 12 and 18 months thereafter. As at September 30, 2019, the Company has no shares in escrow.

(In Canadian dollars)

9. Equity (continued)

(b) Warrants

The warrant activity is as follows:

	Grant date	Number of warrants		Value
Balance, January 1, 2018		**714,000**	**$**	**736,848**
Broker warrants	2/7/2018	660,000		1,367,901
Warrants exercised		(714,000)		(736,848)
Galaxy warrants	9/10/2018	2,222,222		-
Balance, December 31, 2018		**2,882,222**		**1,367,901**
Balance, September 30, 2019		**2,882,222**	**$**	**1,367,901**

The warrants issued and outstanding as at September 30, 2019 are as follows:

Exercise price		Number	Weighted average remaining contractual life (months)	Expiry date
$	4.50	2,222,222	48	9/10/2023
	5.00	660,000	4	2/7/2020
$	4.61	2,882,222	38	

(c) Incentive plan

On March 5, 2018, the Company adopted a Long-Term Incentive Plan (“LTIP”) under which it is authorized to grant stock options, restricted share units and deferred share units (“Awards”) to officers, directors, employees, and consultants enabling them to acquire common shares of the Company. The maximum number of common shares reserved for issuance of Awards that may be granted under the plan is 10% of the issued and outstanding common shares of the Company.

(In Canadian dollars)

9. Equity (continued)

(c) Incentive plan (continued)

Stock options

The stock option activity is as follows:

	Number of options	Weighted average exercise price
Balance, January 1, 2018	-	$ -
Granted	965,000	4.63
Balance, December 31, 2018	965,000	4.63
Forfeiture	(75,000)	
Options outstanding, September 30, 2019	**890,000**	**$ 4.60**
Options exercisable, September 30, 2019	**433,335**	**$ 4.72**

As at September 30, 2019 the Company had the following stock options outstanding:

Exercise price	Number of options outstanding	Number of options exercisable	Weighted average exercise price	Weighted average remaining life (months)
$ 3.00	180,000	60,000	$ 3.00	48
5.00	710,000	373,335	5.00	42
$ 4.63	890,000	433,335	$ 4.72	43

During the three and nine months ended September 30, 2019, the Company recorded a total of $195,286 (2018 - $349,844) and $798,639 (2018 - $851,504), respectively, as share based payments related to stock options. The compensation expense was based on the fair value of each stock option on the date of the grant using the Black-Scholes option pricing model with the following weighted average assumptions for the three months ended September 30,

	2019	2018
Expected life (years)	n/a	4.96
Expected volatility	n/a	109.36%
Dividend rate	n/a	0.00%
Risk-free interest rate	n/a	2.00%
Weighted average fair value per option granted	n/a	$ 3.08

(In Canadian dollars)

9. Equity (continued)

Restricted Share Units ("RSUs")

The Company has a restricted share unit plan that provides for the granting of restricted share units to directors, officers, employees and consultants of up to 3,000,000 shares of the Company. Upon vesting, the Company will issue shares from treasury to the employees for no additional consideration.

As at September 30, 2019, rights to receive 1,270,100 shares have been granted of which none vest in the remainder of 2019, 591,717 vests in 2020, 591,716 vests in 2021, and 86,668 vests in 2022. During the nine months ended September 30, 2019, the Company issued 234,700 shares for the rights that vested, net of standard withholdings.

During the three and nine months ended September 30, 2019, the Company recognized a total of \$474,849 (2018 – \$763,888) and \$1,628,503 (2018 – \$1,527,779), respectively, as share based payments related to RSUs.

10. Related party agreements and transactions

Related party transactions

Key management includes members of the Board of Directors and its corporate officers. The aggregate value of transactions relating to key management personnel and entities over which they have control or significant influence were as follows:

		Nine months ended September 30, 2019
Salary, fees, and other short-term benefits	$	942,625
Share based payments		1,972,472
	$	2,915,097

Michael Novogratz was a former director of the Company and is a controlling shareholder of Galaxy, resulting in the Company and Galaxy to be classified as related party entities up to May 13, 2019, the date of the Company's Annual General Meeting. During the period between January 1, 2019 and May 13, 2019, the Company sold 1,942 bitcoin for approximately \$10,950,403 of fiat currency with Galaxy. See Note 5 and 8 for the amounts owing and further transactions with Galaxy.

During the three and nine months ended September 30, 2019, the Company was charged \$5,419,253 (2018 - \$4,163,622) and \$15,475,339 (2018 - \$8,710,465), respectively, in site operating costs. As at September 30, 2019, \$166,814 (September 30, 2018 - \$13,576,698) was owed to Bitfury, which has been included in accounts payable.

11. Capital management

The Company manages its capital to maintain its ability to continue as a going concern and to provide returns to shareholders and benefits to other stakeholders. The capital structure of the Company consists of equity comprised of issued share capital and reserves. The Company manages its capital structure and makes adjustments to it in light of economic conditions. The Company, upon approval from its Board of Directors, will balance its overall capital structure through new share issuances or by undertaking other activities as deemed appropriate under the specific circumstances. The Company is not subject to externally imposed capital requirements and the Company's overall strategy with respect to capital risk management remains unchanged from the period ended September 30, 2019.

12. Financial Instruments

The Company's risk exposures and the impact on the Company's financial instruments are summarized below.

(a) Credit risk

Financial instruments that potentially subject the Company to a concentration of credit risk consist primarily of cash, digital assets, and prepaid expenses. The Company limits its exposure to credit loss by placing its cash with high credit quality financial institutions.

Hut 8 does not self-custody its bitcoin. Instead, Hut 8 uses the services of Xapo Gmbh ("Xapo"). Xapo provides bitcoin management, storage, and related services out of Switzerland and is approved by FINMA, a Swiss financial regulator, to operate on the bitcoin management, storage, and related services out of Switzerland. Xapo is regulated under the oversight of the Association for Financial Quality Assurance and is audited on a quarterly basis. In 2018, Xapo obtained SOC I and II, Type I certifications. The carrying amount of financial assets represents the maximum credit exposure.

On August 15, 2019, Xapo announced that they were exiting the institutional custodian business. After a thorough search for a replacement, the Company has chosen BitGo Trust Company Inc. ("BitGo") as its new custodian. BitGo has US$100 million of insurance backing its digital asset custody and is one of the highest levels of regulatory certifications in the market. BitGo is financially backed by Wall Street firms such as The Goldman Sachs Group, Inc. The custodian will commence on November 1, 2019, when all of the Company's bitcoin will be transferred under BitGo.

(b) Interest rate risk

The Company is exposed to interest rate risk through its loan payable with Galaxy (Note 8). This loan payable bears interest at a rate equal to LIBOR + 10%.

12. Financial Instruments (continued)

(c) Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due including but not limited to the October 30, 2019 loan to bitcoin value covenant of 75% for the Galaxy loan. The Company currently settles its financial obligations out of cash and digital assets. The Company has a planning and budgeting process to help determine the funds required to support the Company's normal spending requirements on an ongoing basis and its expansionary plans.

As at September 30, 2019, the contractual maturities of financial liabilities, including estimated interest payments are as follows:

	Carrying amount	Contractual cash flows	Within 1 year	1 to 2 years	2 to 5 years	5+ years
Accounts payable and accrued liabilities	$ 2,742,355	$ 2,742,355	$ 2,742,355	$ -	$ -	$ -
Loans payable and interest	26,456,212	33,114,084	6,197,855	26,916,229	-	-
Lease commitments	-	145,080	16,740	16,740	50,220	61,380
	$ 29,198,567	$ 36,001,519	$ 8,956,950	$ 26,932,969	$ 50,220	$ 61,380

(d) Foreign currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. Currency risk arises from financial instruments (including cash and cash equivalents) that are denominated in a currency other than Canadian dollars, which represents the functional currency of the Company. The Company's functional currency is the Canadian dollar and most purchases are transacted in Canadian dollars. The Company has also transacted in US Dollars to purchase mining equipment from Bitfury and with loans payable denominated in US Dollars. Management currently does not hedge its foreign exchange risk.

The table below indicates the foreign currencies to which the Company has significant exposure as at September 30, 2019 in Canadian dollar terms:

	2019
Cash	$ 597,039
Accounts payable	89,044
Interest payable	998,509
Loans payable	26,456,212

The effect on earnings before tax of a 10% strengthening or weakening of the CAD exchange rate at the balance sheet date for financial instruments denominated in USD, with all other variables held constant, is $2,814,080.

(e) Concentration risk

Concentration risk arises as a result of the concentration of exposures within the same category, whether it is geographical location, product type, industry sector or counterparty type. Currently, the Company has its investment highly concentrated in a single asset, bitcoin. The Company tracks the market price of bitcoin, less the Company's liabilities and expenses.

(In Canadian dollars)

12. Financial Instruments (continued)

(f) Security risk

Bitcoin is controllable only by the possessor of both the unique public key and private key relating to the local or online digital wallet in which the bitcoins are held. The bitcoin network requires a public key relating to a digital wallet to be published when used in a spending transaction and, if private keys are lost or destroyed, this could prevent trading of the corresponding bitcoins.

Security breaches, computer malware, and computer hacking attacks have been a prevalent concern in the bitcoin exchange market since the launch of the bitcoin network. Any security breach caused by hacking could cause a loss of bitcoin.

(g) Bitcoin network risk

The open-source structure of the bitcoin network protocol means that the core developers of the bitcoin network and other contributors are generally not directly compensated for their contributions in maintaining and developing the bitcoin network protocol. A failure to properly monitor and upgrade the bitcoin network protocol could have unforeseen effects to the bitcoin network.

(h) Fair value measurements:

i. Financial hierarchy:

Financial instruments recorded at fair value are classified using a fair value hierarchy that reflects the significance of inputs used in making the measurements. The hierarchy is summarized as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets and liabilities;

Level 2: Inputs other than quoted prices that are observable for the asset or liability either directly or indirectly from observable market data; and

Level 3: Inputs that are not based on observable market data.

The Company's financial instruments have been classified as follows:

December 31, 2018	Level 1	Level 2	Level 3	Total
Fair value through profit and loss				
Cash	$ 3,556,560	$ -	$ -	$ 3,556,560
Digital assets	$ -	$ 15,408,189	$ -	$ 15,408,189

September 30, 2019	Level 1	Level 2	Level 3	Total
Fair value through profit and loss				
Cash	$ 3,182,972	$ -	$ -	$ 3,182,972
Digital assets	$ -	$ 38,401,502	$ -	$ 38,401,502

12. Financial Instruments (continued)

(i) Digital assets and risk management

Digital assets are measured using level two fair values, determined by taking the rate from Coinmarketcap.

Digital asset prices are affected by various forces including global supply and demand, interest rates, exchange rates, inflation or deflation and the global political and economic conditions. The profitability of the Company is directly related to the current and future market price of digital assets; in addition, the Company may not be able liquidate its inventory of digital assets at its desired price if required. A decline in the market prices for digital assets could negatively impact the Company's future operations. The Company has not hedged the conversion of any of its sales of digital assets.

Digital assets have a limited history and the fair value historically has been very volatile. Historical performance of digital assets is not indicative of their future price performance. The Company's digital assets currently solely consist of bitcoin.

At September 30, 2019, had the market price of the Company's holdings of Bitcoin increased or decreased by 10% with all other variables held constant, the corresponding asset value increase or decrease respectively would amount to $3,840,150.

13. Subsequent Events

Graduation to Toronto Stock Exchange

On October 8, 2019, the Company officially began trading its share on the Toronto Stock Exchange ("TSX"), after receiving approval to graduate from the TSX Venture Exchange through the TSX Sandbox initiative. TSX Sandbox is an initiative intended to facilitate listing applications that may not satisfy all requirements and guidelines of TSX, but due to facts or situations unique to a particular issuer otherwise warrant a listing on TSX.

Appointment of new Corporate Secretary

Concurrently with the graduation to the TSX, the Company has appointed Kyle Appleby as its Corporate Secretary. Mr. Appleby has significant experience as a Corporate Secretary of public companies in Canada and is a member of the Chartered Professional Accountants of Ontario.