

Condensed Interim Financial Statements of

Urbana Corporation

September 30, 2020 and September 30, 2019

(Unaudited)

NOTICE: This interim financial report has not
been reviewed by an auditor

Urbana Corporation

September 30, 2020 and September 30, 2019

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Urbana Corporation

Condensed interim statements of financial position
as at September 30, 2020 and December 31, 2019

(Unaudited)

(In Canadian dollars)

	September 30, 2020	December 31, 2019
	\$	\$
Assets		
Cash	142,489	875,089
Investments, at fair value (Notes 2 and 3)	261,258,135	289,589,860
Accounts and other receivables (Note 4)	353,928	240,512
	261,754,552	290,705,461
Liabilities		
Loan payable (Note 6)	16,200,000	21,900,000
Accounts payable and accrued liabilities (Note 5)	1,625,399	1,619,968
Income taxes payable	817,000	-
Deferred income tax liability (Note 10)	10,407,000	13,660,000
	29,049,399	37,179,968
Shareholders' equity		
Share capital (Note 8)	115,417,192	122,374,730
Contributed surplus	67,858,266	66,715,564
Retained earnings	49,429,695	64,435,199
Shareholders' equity representing net assets	232,705,153	253,525,493
Total liabilities and shareholders' equity	261,754,552	290,705,461
Number of shares outstanding (Note 8)	47,156,927	49,563,600

See accompanying notes

Approved by the Board



Director



Director

Urbana Corporation

Condensed interim statements of comprehensive income (loss)
for the three and nine month periods ended September 30, 2020 and September 30, 2019
(Unaudited)

(In Canadian dollars)

	Three month period ended September 30		Nine month period ended September 30	
	2020	2019	2020	2019
	\$	\$	\$	\$
Revenue				
Net realized gain on sale and disposal of investments	299,738	2,572,660	22,153,003	3,842,753
Net change in unrealized gain (loss) on investments	3,864,600	15,814,135	(32,353,837)	39,460,606
Dividends	804,739	822,878	2,332,139	2,229,867
Interest revenue	68,787	49,612	289,823	57,196
	5,037,864	19,259,285	(7,578,872)	45,590,422
Expenses				
Investment management fees (Note 9)	1,422,453	1,088,799	4,209,447	2,921,218
Interest	67,156	133,178	354,465	135,172
Administrative (Note 9)	261,380	317,445	893,688	861,359
Transaction costs (Note 9)	35,112	61,733	55,566	135,354
Professional fees	72,370	63,216	186,620	178,714
	1,858,471	1,664,371	5,699,786	4,231,817
Net income (loss) before income taxes	3,179,393	17,594,914	(13,278,658)	41,358,605
Foreign withholding tax expense (Note 10)	70,949	67,976	204,267	206,655
Current income tax expense (recovery) (Note 10)	(270,000)	-	817,000	-
Provision for (recovery of) deferred income taxes (Note 10)	483,000	2,138,000	(3,253,000)	3,988,000
Income tax expense (recovery)	283,949	2,205,976	(2,231,733)	4,194,655
Total profit (loss) and comprehensive income (loss) for the period	2,895,444	15,388,938	(11,046,925)	37,163,950
Basic and diluted earnings (loss) per share	0.06	0.31	(0.23)	0.74
Weighted average number of shares outstanding	47,998,752	49,953,150	48,693,784	49,981,260

See accompanying notes

Urbana Corporation

Condensed interim statements of changes in equity
for the nine month periods ended September 30, 2020 and September 30, 2019
(Unaudited)
(In Canadian dollars)

	Share capital	Contributed surplus	Retained earnings	Total
	\$	\$	\$	\$
Balance at January 1, 2019	123,636,334	66,602,286	17,190,245	207,428,865
Total profit and comprehensive income for the period	-	-	37,163,950	37,163,950
Dividends paid	-	-	(3,500,015)	(3,500,015)
Normal course issuer bid purchases	(421,209)	56,781	-	(364,428)
Balance at September 30, 2019	123,215,125	66,659,067	50,854,180	240,728,372
Balance at January 1, 2020	122,374,730	66,715,564	64,435,199	253,525,493
Total loss and comprehensive loss for the period	-	-	(11,046,925)	(11,046,925)
Dividends paid	-	-	(3,958,579)	(3,958,579)
Normal course issuer bid repurchases	(6,957,538)	1,142,702	-	(5,814,836)
Balance at September 30, 2020	115,417,192	67,858,266	49,429,695	232,705,153

See accompanying notes

Urbana Corporation

Condensed interim statements of cash flows
for the nine month periods ended September 30, 2020 and September 30, 2019
(Unaudited)

(In Canadian dollars)

	2020	2019
	\$	\$
Operating activities		
Total profit (loss) and comprehensive income (loss) for the period	(11,046,925)	37,163,950
Items not affecting cash		
Net realized gain on sale and disposal of investments	(22,153,003)	(3,842,753)
Net change in unrealized (gain) loss on investments	32,353,837	(39,460,606)
Provision for (recovery of) deferred income taxes	(3,253,000)	3,988,000
Current income tax expense	817,000	-
Purchases of investments	(69,497,637)	(48,049,187)
Proceeds on sale of investments	87,628,528	20,613,886
	14,848,800	(29,586,710)
Net change in non-cash working capital items		
Accounts and other receivables	(113,416)	(130,591)
Accounts payable and accrued liabilities	5,431	229,214
	(107,985)	98,623
Cash provided by (used in) operating activities	14,740,815	(29,488,087)
Financing activities		
Issuance of loan payable	25,000,000	17,700,000
Repayment of loan payable	(30,700,000)	(1,300,000)
Dividends paid	(3,958,579)	(3,500,015)
Normal course issuer bid repurchases	(5,814,836)	(364,428)
Cash provided by (used in) financing activities	(15,473,415)	12,535,557
Net change in cash during the period	(732,600)	(16,952,530)
Cash, beginning of period	875,089	17,164,349
Cash, end of period	142,489	211,819
Supplemental disclosure		
Dividends received	2,240,930	1,965,566
Interest received	238,335	7,881
Interest paid	354,465	135,172

See accompanying notes

Urbana Corporation

Condensed interim schedule of investment portfolio as at September 30, 2020

(In Canadian dollars)

Number of securities	Description	Cost	Fair value
	Private equity investments	\$	\$
13,260,878	CNSX Markets Inc. (Note 9)	7,248,349	33,284,804
35	Minneapolis Grain Exchange (seats)	8,151,851	10,098,270
800,000	Caldwell Financial Ltd. (Note 9)	1,826,650	1,960,000
796,939	Caldwell Canadian Value Momentum Fund (Note 9)	15,000,000	14,946,104
2,350,000	Radar Capital Inc. Class A Common (i) (Note 9)	50	-
16,755,081	Radar Capital Inc. Class B Common (i) (Note 9)	12,566,311	10,180,387
3,000,000	Evolve Funds Group Inc. Class A Preferred	3,000,000	3,594,009
1,544,236	Evolve Funds Group Inc. Class B Preferred	1,850,000	1,850,000
10,109,025	Highview Financial Holdings Inc. (Note 9)	5,622,753	11,018,837
4,538,460	Four Lakes Capital Fund Limited Partnership	4,999,998	4,911,975
84,012	Caldwell Growth Opportunities Trust (ii) (Note 9)	703,437	752,263
465,381	Vive Crop Protection Inc. Class A2 Preferred	314,132	314,132
455,671	Vive Crop Protection Inc. Class B1 Preferred	45,567	45,567
6,500,000	Vive Crop Protection Inc. Class B3 Preferred	3,250,000	3,250,000
3,250,000	Vive Crop Protection Inc. Warrants	-	-
27,428	Kognitiv Corporation Preferred	353,000	353,000
122,222	Kognitiv Corporation	2,404,596	1,487,281
4,112,569	FundThrough Inc. Preferred	4,250,000	4,250,000
		71,586,694	102,296,629
	Public equity investments		
672,832	Caldwell India Holdings Inc. (iii)	14,655,481	8,007,552
343,238	Urbana Mauritius Inc. (iv)	6,346,517	4,121,737
110,000	Cboe Global Markets, Inc.	3,637,004	12,891,858
100,000	Intercontinental Exchange Group Inc.	4,153,846	13,364,179
200,000	Citigroup Inc.	10,176,194	11,516,837
350,000	Bank of America Corp.	4,882,387	11,262,376
500,000	Suncor Energy	16,927,305	8,130,000
250,000	Morgan Stanley	6,933,526	16,145,878
1,600,000	Real Matters Inc.	6,214,667	41,520,000
700,000	AGF Management Ltd. Class B	4,044,556	4,151,000
200,000	KKR & Co. Inc. Class A	7,516,623	9,173,931
2,000,000	Whitecap Resources Inc.	6,495,634	4,840,000
500,000	Husky Energy Inc.	3,301,600	1,540,000
3,323,925	Metamaterial Inc.	2,054,790	997,178
100,000	Toronto Dominion Bank.	5,826,472	6,165,000
		103,166,602	153,827,526
	Private debt investments		
3,000,000	Highview Financial Holdings Inc. (v)	3,000,000	3,000,000
2,133,980	Radar Capital Inc. (vi)	2,133,980	2,133,980
		5,133,980	5,133,980
		179,887,276	261,258,135

(i) Urbana owns 65.51% of Radar Capital Inc. ("RCI"), which owns 24.78% of the common shares of Highview Financial Holdings Inc.

(ii) Urbana owns 23.24% of Caldwell Growth Opportunities Trust, which owns 5.50% of the Class B common shares of RCI.

(iii) Caldwell India Holdings Inc. ("CIHI"), a wholly-owned subsidiary of Urbana, holds 648,324 equity shares of the Bombay Stock Exchange (the "BSE"). Urbana also owns 100 voting ordinary shares of CIHI representing 100% of the voting ordinary shares of CIHI. The fair value of these voting ordinary shares is nominal.

(iv) Urbana Mauritius Inc., a wholly-owned subsidiary of Urbana, holds 343,238 equity shares of the BSE.

(v) Unsecured convertible promissory note maturing on June 30, 2023 with interest at 8% per annum payable quarterly. This promissory note was issued in connection with a \$3 million revolving line of credit and is convertible (in whole or in part) into common shares on the maturity date at \$1.07 per common share.

(vi) Unsecured promissory note maturing on July 31, 2024 with interest compounding annually at the TD Canada Trust prime rate less 1% per annum payable on the maturity date.

In addition to the investments listed above, Urbana holds 44 mining claims in Urban Township, Quebec. No mining expenditures were incurred in 2020 or 2019.

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

Urbana Corporation (“Urbana” or the “Company”) is an investment company that is not considered an investment fund for securities law purposes but is treated as an investment entity for accounting purposes.

The Company’s common shares (“Common Shares”) and non-voting class A shares (“Class A Shares”) are listed for trading on the Toronto Stock Exchange (“TSX”) and the Canadian Securities Exchange (“CSE”). Its registered head office is located at 150 King Street West, Suite 1702, Toronto, Ontario, M5H 1J9.

The business objectives and strategies of Urbana are to seek out, and invest in, private investment opportunities for capital appreciation and to invest in publicly traded securities to provide growth, income and liquidity.

1. Summary of significant accounting policies

Basis of presentation

These condensed interim financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRS”) as published by the International Accounting Standards Board (“IASB”) and as required by Canadian securities legislation and the Canadian Accounting Standards Board. They are presented in compliance with International Accounting Standard 34 “*Interim Financial Reporting*”.

The Company qualifies as an investment entity under IFRS 10 “*Consolidated Financial Statements*”.

Statement of compliance

The financial statements have been prepared on the historical cost basis, except for the revaluation of certain financial instruments. Historical cost is generally based on the fair value of the consideration given in exchange for assets.

Judgments and estimates

The preparation of financial statements in conformity with IFRS requires management to make estimates and assumptions, which affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and revenues and expenses for the period. Actual results could differ from those estimates. Significant judgments and estimates included in the financial statements relate to the valuation of level 3 investments and realization of the deferred income tax liability.

Classification and measurement of investments

In classifying and measuring financial instruments held by the Company, Urbana is required to make significant judgments about the Company’s business model for managing its financial instruments, and whether or not the business of the Company is to manage the financial assets with the objective of realizing cash flows through the sale of the assets for the purpose of classifying certain financial instruments at fair value through profit or loss (“FVTPL”).

Valuation of investments

Investments are measured at fair value in accordance with IFRS 13 “*Fair Value Measurement*”. Publicly traded securities are valued at the close price on the recognized stock exchange on which the securities are listed or principally traded, provided the close price is within the bid-ask spread.

Securities which are listed on a stock exchange or traded over-the-counter and which are subject to a hold period or other trading restrictions are valued as described above, with an appropriate discount as determined by management.

Urbana Corporation

Notes to the condensed interim financial statements for the nine month periods ended September 30, 2020 and September 30, 2019

1. Summary of significant accounting policies (continued)

Judgments and estimates (continued)

Valuation of investments (continued)

Investments for which reliable quotations are not readily available, or for which there is no closing bid price, including securities of private issuers, are valued at fair value using management's best estimates. A number of valuation methodologies are considered in arriving at fair value, including comparable company transactions, earnings multiples, the price of a recent investment, net assets, discounted cash flows, industry valuation benchmarks and available market prices. During the initial period after an investment has been made, cost translated using the period end foreign currency exchange rate may represent the most reasonable estimate of fair value. Unrealized gains and losses on investments are recognized in the Statements of Comprehensive Income (Loss).

The Minneapolis Grain Exchange is valued based on the current price of a seat, as quoted by the exchange.

The Company takes its own credit risk and the risk of its counterparties into account in determining the fair value of financial assets and financial liabilities, including derivative instruments. Management has reviewed its policies concerning valuation of assets and liabilities and believes that the fair values ascribed to the financial assets and financial liabilities in the Company's financial statements incorporate appropriate levels of credit risk.

There are inherent uncertainties in the process of valuing investments for which there are no published markets. Management uses various valuation techniques with unobservable market inputs in its determination of fair value of private investments, those most significant of which are disclosed in Note 2. Management exercises judgment in the determination of certain assumptions about market conditions existing at the date of the financial statements in the application of the chosen valuation techniques. As such, the resulting values may differ from values that would have been used had a ready market existed for the investments and may differ from the prices at which the investments may be sold.

Refer to Note 2 for the classification of the fair value measurements.

Mining Claims

In accordance with IFRS 6 "*Exploration for and Evaluation of Mineral Resources*", Urbana has elected to expense exploration and evaluation costs given that its mineral claims hold no known proven reserves or resources.

Segmented information

The Company is organized as one main operating segment, namely the management of the Company's investments, in order to achieve the Company's investment objectives.

Functional and presentation currency

The Company considers its functional and presentation currency to be the Canadian dollar, which is the currency of the primary economic environment in which it operates. The Company's performance is evaluated and its liquidity is managed in Canadian dollars.

Foreign currency translation

The monetary assets and liabilities of the Company are translated into Canadian dollars, the Company's functional currency, at exchange rates in effect at the date of the statement of financial position. Non-monetary items are translated at rates of exchange in effect when the assets were acquired or obligations incurred. Foreign exchange gains and losses are included in the Statements of

Urbana Corporation

Notes to the condensed interim financial statements for the nine month periods ended September 30, 2020 and September 30, 2019

1. Summary of significant accounting policies (continued)

Comprehensive Income (Loss). Purchases and sales of investments, investment income and expenses are calculated at the exchange rates prevailing on the dates of the transactions.

Financial instruments

The Company's financial instruments are comprised of cash, investments, accounts and other receivables, loan payable, and accounts payable and accrued liabilities. The Company recognizes financial instruments at fair value upon initial recognition. The Company measures the expected credit loss ("ECL") allowance on accounts and other receivables at an amount equal to the 12 month expected credit losses. Given the short-term nature of accounts and other receivables and the high credit quality, the Company has determined that the ECL allowance is not material.

Investments have been classified at FVTPL with gains and losses recorded in net income. Cash, accounts and other receivables are measured at amortized cost. Loan payable and accounts payable and accrued liabilities are measured at amortized cost. The carrying values approximate their fair values due to their short-term maturities.

Transaction costs

Transaction costs are expensed as incurred and are included in "Transaction costs" in the Statements of Comprehensive Income (Loss). Transaction costs are incremental costs that are directly attributable to the acquisition or disposal of an investment, which include fees and commission paid to agents, advisors, brokers and dealers, levies by regulatory agencies and securities exchanges, and transfer taxes and duties.

Current and deferred income taxes

A current income tax liability is the estimated tax payable on taxable earnings for the current or past periods. The Company accounts for deferred income taxes using the liability method, whereby deferred tax assets and liabilities are determined based on differences between the financial reporting and tax bases of assets and liabilities and measured using substantively enacted income tax rates and laws that are expected to be in effect when the differences are expected to reverse. Income tax expense for the period is the tax payable for the period and any change during the period in the deferred tax assets and liabilities. A valuation allowance is provided to the extent that it is not probable that deferred tax assets will be realized.

Investment transactions and income recognition

Investment transactions are recorded on the trade date. Dividend income is recorded on the ex-dividend date. Interest income is recorded on an accrual basis.

Realized gains and losses from investment transactions and unrealized net gain or loss on foreign exchange and investments are calculated on an average cost basis.

Earnings (loss) per share

Basic earnings (loss) per share is computed by dividing the total profit (loss) for the year by the weighted average number of Common Shares outstanding during the year, including contingently issuable shares, which are included when the conditions necessary for issuance have been met. Diluted earnings (loss) per share reflects the assumed conversion of all dilutive securities using the "treasury stock" method for purchase warrants and stock options.

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

1. Summary of significant accounting policies (continued)

Interests in Other Entities

The table below presents the unconsolidated subsidiaries of the Company as at September 30, 2020:

Subsidiary's Name	Place of Business	% of Equity Interest held by Urbana	% of Voting Rights held by Urbana
Caldwell India Holdings Inc. – holds Bombay Stock Exchange shares	Mauritius	100%	100%
Urbana Mauritius Inc. – holds Bombay Stock Exchange shares	Mauritius	100%	100%
Urbana Special Investment Holdings Ltd. ⁽¹⁾	Toronto	100%	100%
Radar Capital Inc.	Toronto	65.51%	65.51%
Highview Financial Holdings Inc.	Oakville	64.87%	64.87%

The table below presents the unconsolidated subsidiaries of the Company as at December 31, 2019:

Subsidiary's Name	Place of Business	% of Equity Interest held by Urbana	% of Voting Rights held by Urbana
Caldwell India Holdings Inc. – holds Bombay Stock Exchange shares	Mauritius	100%	100%
Urbana Mauritius Inc. – holds Bombay Stock Exchange shares	Mauritius	100%	100%
Urbana Special Investment Holdings Ltd. ⁽¹⁾	Toronto	100%	100%
Radar Capital Inc.	Toronto	65.51%	65.51%
Highview Financial Holdings Inc.	Oakville	65.21%	65.21%

⁽¹⁾ Urbana Special Investment Holdings Ltd., a wholly-owned subsidiary of Urbana, has no assets or liabilities other than an investment in 51.44262 equity shares of OneChicago, LLC, which was written-off as at December 31, 2018.

2. Fair value measurement

Fair value measurements of the investments are classified based on a three-level hierarchy that reflects the significance of the inputs used in making the measurements. The three levels of the fair value hierarchy are described below:

Level 1 – Unadjusted quoted prices in active markets that are accessible at the measurement date for identical, unrestricted assets or liabilities;

Level 2 – Quoted prices in markets that are not active or financial instruments for which all significant inputs are observable, either directly or indirectly; and

Level 3 – Prices or valuations that require inputs that are both significant to the fair value measurement and unobservable.

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

2. Fair value measurement (continued)

The following is a summary of the Company's investments categorized in the fair value hierarchy as at September 30, 2020:

	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Public equity investments	141,698,237	12,129,289	-	153,827,526
Private equity investments	-	10,098,270	92,198,359	102,296,629
Private debt investments	-	-	5,133,980	5,133,980
	141,698,237	22,227,559	97,332,339	261,258,135

Level 2 and 3 valuation methods – September 30, 2020

Description	Fair value (\$) ⁽¹⁾	Primary Valuation technique used	Significant unobservable inputs	Input/Range ⁽²⁾
Public equity investments				
Caldwell India Holdings Inc. – holds Bombay Stock Exchange shares	8,007,552	Market transaction	Recent transaction price	N/A
Urbana Mauritius Inc. – holds Bombay Stock Exchange shares	4,121,737	Market transaction	Recent transaction price	N/A
Private equity investments				
Caldwell Financial Ltd.	1,960,000	Prescribed formula in shareholder's agreement	1 x net fees plus net assets	N/A
Minneapolis Grain Exchange (seats)	10,098,270	Market transaction	Recent transaction price	N/A
CNSX Markets Inc.	33,284,804	Average EV/EBITDA multiple	Average EV/EBITDA multiple	LTM EV/EBITDA: 10.5-17.8 ⁽³⁾ NTM EV/EBITDA: 9.8-19.4 ⁽⁴⁾
Caldwell Growth Opportunities Trust	752,263	Net asset value per unit	Net asset value per unit	N/A
Caldwell Canadian Value Momentum Fund	14,946,104	Net asset value per unit	Net asset value per unit	N/A
Highview Financial Holdings Inc.	11,018,837	EV as a % of AUM ⁽⁵⁾	EV as a % of AUM	1.0%-4.0%
Four Lakes Capital Fund Limited Partnership	4,911,975	Net asset value per unit	Net asset value per unit	N/A
Radar Capital Inc. Class A	-	Net asset value per share	Net asset value per share	N/A
Radar Capital Inc. Class B	10,180,387	Net asset value per share	Net asset value per share	N/A
Evolve Funds Group Inc. Class A	3,594,009	Market transaction	Recent transaction price	N/A
Evolve Funds Group Inc. Class B	1,850,000	Market transaction	Recent transaction price	N/A

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

2. Fair value measurement (continued)

Vive Crop Protection Inc. Class A2	314,132	Market transaction	Recent transaction price	N/A
Vive Crop Protection Inc. Class B1	45,567	Market transaction	Recent transaction price	N/A
Vive Crop Protection Inc. Class B3	3,250,000	Market transaction	Recent transaction price	N/A
Vive Crop Protection Inc. Warrants	-	Market transaction	Recent transaction price	N/A
Kognitiv Corporation Preferred	353,000	Market transaction	Recent transaction price	N/A
Kognitiv Corporation	1,487,281	Market transaction	Recent transaction price	N/A
FundThrough Inc. Preferred	4,250,000	Market transaction	Recent transaction price	N/A
Private debt investments				
Highview Financial Holdings Inc.	3,000,000	Face value	N/A	N/A
Radar Capital Inc.	2,133,980	Face value	N/A	N/A
Ending balance	119,559,898			

⁽¹⁾ See Note 1 – Valuation of investments

⁽²⁾ Where it is applicable, an input or range has been provided

⁽³⁾ Last twelve months enterprise value/earnings before income tax, depreciation and amortization: 14.3x

⁽⁴⁾ Next twelve months enterprise value/earnings before income tax, depreciation and amortization: 15.4x

⁽⁵⁾ Enterprise value as a percentage of assets under management

The following is a summary of the Company's investments categorized in the fair value hierarchy as at December 31, 2019:

	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Public equity investments	195,794,145	11,407,276	-	207,201,421
Private equity investments	-	9,531,113	66,168,556	75,699,669
Private debt investments	-	-	6,688,770	6,688,770
	195,794,145	20,938,389	72,857,326	289,589,860

Level 2 and 3 valuation methods – December 31, 2019

Description	Fair value (\$) ⁽¹⁾	Primary Valuation technique used	Significant unobservable inputs	Input/Range ⁽²⁾
Public equity investments				
Caldwell India Holdings Inc. – holds Bombay Stock Exchange shares	7,512,705	Market transaction	Recent transaction price	N/A
Urbana Mauritius Inc. – holds Bombay Stock Exchange shares	3,894,571	Market transaction	Recent transaction price	N/A

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Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

2. Fair value measurement (continued)

Private equity investments				
Caldwell Financial Ltd.	1,784,000	Prescribed formula in shareholder's agreement	1 x net fees plus net assets	N/A
Minneapolis Grain Exchange (seats)	9,531,113	Market transaction	Recent transaction price	N/A
CNSX Markets Inc.	26,521,756	Market transaction	Recent transaction price	N/A
Caldwell Growth Opportunities Trust	836,594	Net asset value per unit	Net asset value per unit	N/A
Highview Financial Holdings Inc.	10,008,115	EV as a % of AUM ⁽³⁾	EV as a % of AUM	1.0%-4.0%
Four Lakes Capital Fund Limited Partnership	4,728,168	Net asset value per unit	Net asset value per unit	N/A
Radar Capital Inc. Class A	141,000	Net asset value per share	Net asset value per share	N/A
Radar Capital Inc. Class B	13,571,616	Net asset value per share	Net asset value per share	N/A
Evolve Funds Group Inc. Class A	3,594,009	Market transaction	Recent transaction price	N/A
Evolve Funds Group Inc. Class B	1,850,000	Market transaction	Recent transaction price	N/A
Vive Crop Protection Inc. Class A	314,132	Market transaction	Recent transaction price	N/A
Vive Crop Protection Inc. Class B	45,567	Market transaction	Recent transaction price	N/A
Kognitiv Corporation	2,773,599	Market transaction	Recent transaction price	N/A
Private debt investments				
Highview Financial Holdings Inc.	2,500,000	Face value	N/A	N/A
Radar Capital Inc.	4,188,770	Face value	N/A	N/A
Ending balance	93,795,715			

⁽¹⁾ See Note 1 – Valuation of investments

⁽²⁾ Where it is applicable, an input or range has been provided

⁽³⁾ Enterprise value as a percentage of assets under management

Change in valuation methodology

During the third quarter of 2020, the Company changed the primary valuation technique for CNSX Markets Inc. ("CNSX") from a methodology based on a recent market transaction to a methodology based on average EV/EBITDA multiples because the last market transaction did not take place recently, which renders the price of that transaction irrelevant in determining the fair value of the CNSX shares. In the absence of a recent transaction, the EV/EBITDA multiples methodology is more suitable in determining fair value.

During the first quarter of 2020, the Company changed the primary valuation technique for Kognitiv Corporation from a methodology based on a recent market transaction to a methodology based on

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

2. Fair value measurement (continued)

an average TEV/Revenue multiple because it was anticipated that COVID-19 would have a significant impact on Kognitiv's operations and the recent market transaction was no longer a good indicator of fair value. During the second quarter of 2020 there was a market transaction and as a result, the Company has based its valuation on this recent market transaction, which is a better indicator of fair value.

During 2019, the Company changed the primary valuation technique for the Class B common shares of Radar Capital Inc. ("RCI") from a methodology based on a recent market transaction to a methodology based on net asset value. In addition, the Class A common shares are valued based on net asset value as well, whereas previously, they had a nominal value. These changes were made to better reflect the fair value of these holdings since RCI did not complete a going-public transaction by July 31, 2019 as contemplated in RCI's shareholders' agreement.

During the nine month period ended September 30, 2020 and the year ended December 31, 2019 the reconciliations of investments measured at fair value using unobservable inputs (Level 3) are presented as follows:

	September 30, 2020		
	Private equity investments	Private debt investments	Total
	\$	\$	\$
Beginning balance	66,168,556	6,688,770	72,857,326
Change in unrealized gain	2,960,803	-	2,960,803
Purchases	23,069,000	2,853,000	25,922,000
Sales	-	(4,407,790)	(4,407,790)
Ending balance	92,198,359	5,133,980	97,332,339

	December 31, 2019		
	Private equity investments	Private debt investments	Total
	\$	\$	\$
Beginning balance	62,413,962	-	62,413,962
Change in unrealized gain	4,680,632	-	4,680,632
Purchases	5,959,295	6,688,770	12,648,065
Sales	(6,885,333)	-	(6,885,333)
Ending balance	66,168,556	6,688,770	72,857,326

Sensitivity analysis to significant changes in unobservable inputs within the Level 3 hierarchy

The significant unobservable inputs used in the fair value measurement categorized within Level 3 of the fair value hierarchy together with a quantitative sensitivity analysis as at September 30, 2020 and December 31, 2019 are shown below:

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

2. Fair value measurement (continued)

Level 3 valuation methods – September 30, 2020

Description	Input	Sensitivity used ⁽¹⁾	Effect on fair value (\$)
Private equity investments	1 x net fees plus net assets	10%	196,000
	Recent transaction price	10%	1,514,399
	Net asset value	10%	3,079,073
	EV as a % of assets under management	1%	4,447,971
	Average EV/EBITDA multiple	1X	1,326,088
Private debt investments	Face value	10%	513,398
Total			11,076,929

Level 3 valuation methods - December 31, 2019

Description	Input	Sensitivity used ⁽¹⁾	Effect on fair value (\$)
Private equity investments	1 x net fees plus net assets	10%	178,400
	Recent transaction price	10%	3,509,906
	Net asset value	10%	1,927,738
	EV as a % of assets under management	1%	4,062,700
Private debt investments	Face value	10%	668,877
Total			10,347,621

⁽¹⁾ The sensitivity analysis refers to a percentage or multiple added or deducted from the input and the effect this has on the fair value while all other variables were held constant.

During 2020 and 2019, there were no transfers into/out of Level 1, Level 2 or Level 3 investments.

3. Financial instruments and risk management

The Company's activities expose it to a variety of financial risks. Management seeks to minimize potential adverse effects of these risks on the Company's performance by employing professional, experienced portfolio advisors, and through daily monitoring of the Company's position and market events.

Credit risk

Credit risk represents the potential loss that the Company would incur if the counterparties failed to perform in accordance with the terms of their obligations to the Company. The Company maintains all of its cash at its custodian or in overnight deposits with a Canadian chartered bank. All transactions in listed securities are settled/paid for upon delivery using approved brokers. The risk of default is considered minimal, as delivery of securities sold is only made once the broker has received payment. Payment is made on a purchase once the securities have been received by the broker. The trade will fail if either party fails to meet its obligation. As at September 30, 2020, the Company held approximately \$5.1 million (December 31, 2019 - \$6.7 million) in debt instruments. The fair value of the debt instruments includes a consideration of the credit worthiness of the debt issuer and the security provided against the outstanding amount. The carrying amounts of debt instruments and other assets,

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

3. Financial instruments and risk management (continued)

Credit risk (continued)

as disclosed in the statements of financial position, represent the maximum credit exposure. The Company measures credit risk and lifetime ECLs related to accounts and other receivables using historical analysis and forward looking information in determining the ECLs.

Liquidity risk

Liquidity risk is the risk that the Company may not be able to settle or meet its obligation when due. The following tables detail the Company's remaining contractual maturity for its financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of the financial liabilities based on the earliest date on which the Company can be required to pay.

September 30, 2020				
Financial Liabilities	Due on demand	< 3 months	3 months to 1 year	Total
	\$	\$	\$	\$
Loan payable	16,200,000	-	-	16,200,000
Accounts payable and accrued liabilities	-	1,625,399	-	1,625,399
Income taxes payable	-	-	817,000	817,000
	16,200,000	1,625,399	817,000	18,642,399

December 31, 2019				
Financial Liabilities	Due on demand	< 3 months	3 months to 1 year	Total
	\$	\$	\$	\$
Loan payable	21,900,000	-	-	21,900,000
Accounts payable and accrued liabilities	-	1,619,968	-	1,619,968
	21,900,000	1,619,968	-	23,519,968

Liquidity risk is managed by investing in assets that are traded in an active market and can be readily sold or by borrowing under its credit facility (Note 6). The Common Shares and Class A Shares cannot be redeemed by shareholders. The Company endeavors to maintain sufficient liquidity to meet its expenses.

Currency risk

Currency risk arises from financial instruments that are denominated in a currency other than the Canadian dollar. The Company is exposed to the risk that the value of securities denominated in other currencies will fluctuate due to changes in exchange rates. When the value of the Canadian dollar falls in relation to foreign currencies, then the value of foreign investments rise. When the value of the Canadian dollar rises, the value of foreign investments fall.

The table below indicates the currencies to which the Company had significant exposure as at September 30, 2020 and December 31, 2019:

	September 30, 2020	December 31, 2019
Currency	As a % of net assets	As a % of net assets
	%	%
United States Dollar	36.32	46.77
Indian Rupee	5.21	4.50
	41.53	51.27

As at September 30, 2020, the Company's net assets would have decreased or increased by approximately \$4,832,195 (December 31, 2019 - \$6,498,730) in response to a 5% appreciation or depreciation of the Canadian dollar, with all other variables held constant. In practice, the actual results may differ materially.

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

3. Financial instruments and risk management (continued)

Interest rate risk

Interest rate risk arises on interest-bearing financial assets such as cash and promissory notes held and on financial liabilities such as loan payable. The Company is exposed to the risk that the value of interest-bearing financial instruments will fluctuate due to changes in the prevailing levels of market interest rates. The Company's interest income and expense are positively correlated to interest rates in that rising interest rates increase both the interest income and expense while the reverse is true in a declining interest rate environment.

The table below summarizes the Company's exposure to interest rate risks by remaining term to maturity.

As at September 30, 2020	Less than 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total
	\$	\$	\$	\$	\$
Cash	142,289	-	-	-	142,289
Financial asset – promissory notes	-	3,000,000	2,133,980	-	5,133,980
Loan payable	(16,200,000)	-	-	-	(16,200,000)
	(16,057,711)	3,000,000	2,133,980	-	(10,923,731)

As at December 31, 2019	Less than 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total
	\$	\$	\$	\$	\$
Cash	875,089	-	-	-	875,089
Financial asset – promissory notes	-	-	6,688,770	-	6,688,770
Loan payable	(21,900,000)	-	-	-	(21,900,000)
	(21,024,911)	-	6,688,770	-	(14,336,141)

As at September 30, 2020, had prevailing interest rates increased or decreased by 1%, with all other variables held constant, the net assets would have decreased or increased by approximately \$9,168 (2019 - \$19,861 increase or decrease). In practice, the actual results may differ materially.

Other market risk

Other market risk is the risk that the value of financial instruments will fluctuate as a result of changes in market prices (other than those arising from interest rate risk or currency risk), whether caused by factors specific to an individual investment, its issuer, or all factors affecting all instruments traded in a market or market segment. All securities present a risk of loss of capital. Any equity and derivative instrument that the Company may hold is susceptible to market price risk arising from uncertainties about future prices of the instruments. Management moderates this risk through a careful selection of securities and other financial instruments within the parameters of the investment strategy. The maximum risk resulting from financial instruments is equivalent to their fair value.

The most significant exposure for the Company to other price risk arises from its investment in publicly and privately traded securities. As at September 30, 2020, for publicly traded securities, had the prices on the respective stock exchanges for these securities increased or decreased by 10%, with all other variables held constant, net assets would have increased or decreased, respectively, by approximately \$15,382,753 (December 31, 2019 - \$ 20,720,142) or approximately 6.61% (December 31, 2019 – 8.17%) of total net assets. In practice, the actual results may differ materially. Management is unable to meaningfully quantify any correlation of the price of its privately owned equities to changes in a benchmark index.

Capital management

Management manages the capital of the Company which consists of the net assets, in accordance with the Company's investment objectives. The Company is not subject to any capital requirements imposed by a regulator. The Company must comply with the covenants on the loan payable (Note 6).

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

4. Accounts and other receivables

Accounts and other receivables consist of the following:

	September 30, 2020	December 31, 2019
	\$	\$
Dividends	61,975	149,476
Interest	142,490	91,036
Loans	149,463	-
	353,928	240,512

5. Accounts payable and accrued liabilities

Accounts payable and accrued liabilities consist of the following:

	September 30, 2020	December 31, 2019
	\$	\$
Investment management fees (Note 9)	1,417,667	1,184,572
Professional fees	143,850	277,679
Loan interest	31,682	92,517
Directors' fees	32,200	-
Administrative fees	-	49,700
Other	-	15,500
	1,625,399	1,619,968

6. Loan payable

On February 15, 2008, the Company entered into a demand loan facility with a major Canadian bank (the "Bank"). On March 2, 2015 the loan facility agreement was amended to allow the Company to borrow up to \$25,000,000 from the Bank at any given time. Interest is charged on the outstanding balance of the loan facility at the Bank's prime rate plus 1.25%, calculated on a daily basis and paid monthly. The loan facility is secured by a general charge on the Company's assets. Loan proceeds may be used to make additional investments and/or for general corporate purposes. As at September 30, 2020, the outstanding balance of the loan was \$16,200,000 (December 31, 2019 - \$21,900,000) which is the fair value of the loan. During the nine month period ended September 30, 2020, the minimum amount borrowed was \$Nil (2019 - \$Nil) and the maximum amount borrowed was \$24,200,000 (2019 - \$16,400,000). As at September 30, 2020 and December 31, 2019, the Company has complied with all covenants, conditions or other requirements of the loan facility.

7. Mining Claims

Urbana has owned mineral claims in Urban Township, Quebec for a number of years. Management monitors the exploration activity in the area on an ongoing basis and may carry out exploration work on its mineral claims if and when it is deemed suitable. Urbana holds 44 claims in the area totaling 1,154.4 hectares (2,852.7 acres). A report which summarizes both the exploration work and results to date has been completed and will assist in determining next steps. In accordance with IFRS 6 "Exploration for and Evaluation of Mineral Resources", Urbana has elected to expense exploration and evaluation costs given that its mineral claims hold no known proven reserves or resources. Urbana has incurred costs totaling \$1,146,119, all of which was incurred prior to 2019. These costs have been expensed as incurred and are recorded as a loss in net realized gain on sale and disposal of investments.

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

8. Share Capital

As at September 30, 2020 and December 31, 2019 share capital consists of the following:

	Nine month period ended September 30, 2020		Year ended December 31, 2019	
	Number	Amount \$	Number	Amount \$
<i>Authorized</i>				
Preferred shares	Unlimited	N/A	Unlimited	N/A
Common Shares	Unlimited	N/A	Unlimited	N/A
Class A Shares	Unlimited	N/A	Unlimited	N/A
<i>Issued - Common Shares</i>				
Balance, beginning of period	10,000,000	7,998,893	10,000,000	7,998,893
Issued during the period	-	-	-	-
Balance, end of period	10,000,000	7,998,893	10,000,000	7,998,893
<i>Issued - Class A Shares</i>				
Balance, beginning of period	39,563,600	114,375,837	40,000,000	115,637,441
Normal Course Issuer Bid				
Repurchases during the period	(2,406,673)	(6,957,538)	(436,400)	(1,261,604)
Balance, end of period	37,156,927	107,418,299	39,563,600	114,375,837
Total	47,156,927	115,417,192	49,563,600	122,374,730

The Common Shares and Class A Shares have been classified as equity in these financial statements as the holders of these shares have no contractual rights that would require the Company to redeem the shares.

On August 31, 2020, the TSX accepted Urbana's notice of intention to conduct a normal course issuer bid to purchase up to 3,754,840 of its own Class A Shares (the "NCIB"), representing 10% of the public float, pursuant to TSX rules. Purchases under the NCIB were permitted starting on September 4, 2020, and will terminate on the earlier of September 3, 2021, the date Urbana completes its purchases pursuant to the notice of intention to conduct a normal course issuer bid filed with the TSX, or the date of notice by Urbana of termination of the bid. Purchases are to be made on the open market by Urbana through the facilities of the TSX or the CSE in accordance with the rules and policies of the TSX. The price that Urbana may pay for any such shares is to be the market price of such shares on the TSX or the CSE at the time of acquisition. The Class A Shares purchased under the NCIB are to be cancelled. Urbana is not to purchase on any given day, in the aggregate, more than 6,081 Class A Shares ("Daily Restriction"), being 25% of the average daily volume for the most recently completed six months prior to the filing of the NCIB with the TSX, which is 24,325 Class A Shares, calculated in accordance with the TSX rules. Notwithstanding the Daily Restriction, Urbana may make one purchase of more than the Daily Restriction in any given week in accordance with the TSX's block purchase rules. As at September 30, 2020, Urbana has purchased 681,300 Class A Shares at an average price of \$2.49 per share pursuant to the NCIB and purchased 2,116,373 Class A Shares at an average price of \$2.44 per share pursuant to the previous normal course issuer bid that terminated on September 3, 2020.

9. Related party disclosures

Caldwell Financial Ltd. ("CFL"), a company under common management with Urbana, is the parent company of Caldwell Investment Management Ltd. ("CIM"), the investment manager of Urbana, and of Caldwell Securities Ltd. ("CSL"). Urbana pays CIM investment management fees for investment management services that CIM provides to Urbana. As at September 30, 2020 and December 31, 2019, Urbana had a 20% ownership interest in CFL.

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

9. Related party disclosures (continued)

CSL, a sister company of CIM and a registered broker and investment dealer, handles Urbana's portfolio transactions. In the nine month period ended September 30, 2020, the total commission fees paid to CSL by Urbana amounted to \$55,566 (2019 - \$135,354) which was included in transaction costs and which was incurred in connection with the NCIB.

On July 19, 2019, the Ontario Securities Commission approved and published a settlement agreement with CIM to resolve a publicly disclosed enforcement proceeding. Before the commencement of the proceeding, CIM upgraded some of its policies and agreed as part of the settlement to testing and validation of its procedures by an outside consultant. The testing and validation have been completed and submitted as per the settlement agreement.

In the nine month period ended September 30, 2020, Urbana paid CSL \$258,318 (2019 - \$268,714) for administrative services, including investor relations, information technology, professional corporate office, and office and conference room access for Urbana's staff, directors and officers. This expense was included in administrative expenses. Prior to March 1, 2019, the fee did not cover information technology and professional corporate office services and did cover accounting services, including chief financial officer services. Effective March 1, 2019, Urbana's chief financial officer became an employee of Urbana and CSL no longer provides chief financial officer services to Urbana.

As at September 30, 2020 and December 31, 2019 Urbana owned 50% of the voting class A common shares and 68.49% of the voting class B common shares of Radar Capital Inc. ("RCI"), a private capital company. Effective August 1, 2019, pursuant to RCI's shareholders' agreement, the previously held non-voting preferred shares of RCI were redeemed for a \$4,188,770 unsecured promissory note and the non-voting class B common shares became voting class B common shares. As a result, Urbana owns a total of 65.51% of the voting common shares of RCI with each class A and class B common share entitled to one vote. In March 2020, RCI distributed to its shareholders, shares of one of its investments, namely Metamaterial Inc., that went public. This distribution served to reduce the principal balance of the unsecured promissory note to \$2,133,980.

As at September 30, 2020 Urbana had a 23.24% ownership interest (December 31, 2019 – 23.42%) in Caldwell Growth Opportunities Trust, which is a private equity pool managed by CIM.

As at September 30, 2020 Urbana had a 16.82% ownership interest (December 31, 2019 – Nil) in Caldwell Canadian Value Momentum Fund, which is a mutual fund managed by CIM, on which Urbana effectively pays a 0.5% per annum management fee, instead of the regular 2% per annum pursuant to the investment management and advisory agreement between Urbana and CIM (see paragraph below).

On December 6, 2019 Urbana entered into an updated investment management and advisory agreement with CIM, effective as of January 1, 2020. Pursuant to this agreement, CIM is entitled to an investment management fee equal to 2.0% per annum of the market value of Urbana's investment portfolio, and, with the exception of NCIB purchases, CIM will pay a fee to CSL to cover all charges for brokerage, trade execution and other necessary investment-related services rendered directly or indirectly for the benefit of Urbana by CSL. The updated investment management and advisory agreement with CIM was unanimously approved by the Board of Directors, on the recommendation of the independent directors of the Company, which was based on, among other factors, advice from an independent financial advisory firm.

As at September 30, 2020 Urbana owned 49.26% (December 31, 2019 – 49.29%) of the common shares of CNSX, the operator of the CSE.

As at September 30, 2020 Urbana had a 48.63% direct ownership interest (December 31, 2019 – 47.44%) in Highview Financial Holdings Inc. ("HFHI"). As at September 30, 2020 RCI had a 24.78% ownership interest (December 31, 2019 – 27.13%) in HFHI. As at September 30, 2020 Urbana held a \$3,000,000 (December 31, 2019 - \$2,500,000) promissory note from HFHI.

Urbana Corporation

Notes to the condensed interim financial statements

for the nine month periods ended September 30, 2020 and September 30, 2019

9. Related party disclosures (continued)

Prior to 2020, pursuant to a fund management and portfolio management agreement effective as of August 10, 2011, CIM was entitled to and received an investment management fee equal to 1.5% per annum of the market value of Urbana's investment portfolio. In the nine month period ended September 30, 2020, CIM earned \$4,209,447 of investment management fees from Urbana (2019 - \$2,921,218). The investment management fees are accrued daily and paid quarterly in arrears. As at September 30, 2020 there was an investment management fee payable included in accounts payable and accrued liabilities of \$1,417,667 to CIM (December 31, 2019 – \$1,184,572).

In a series of transactions in May and June 2019, Urbana purchased the following portfolio holdings (the "Purchased Securities") from Caldwell ICM Market Strategy Trust, a related party, at fair value, for an aggregate cost of \$4,975,258:

- Radar Capital Inc. (units)
- Vive Crop Protection Inc. (preferred A shares, preferred B shares and warrants)
- Kognitiv Corporation (common shares)
- Minneapolis Grain Exchange ("MGEX") (seats)

The purchase prices of the Purchased Securities, excluding MGEX, were based on independent third party valuations and the purchase price of the MGEX seats was based on the price of a seat as quoted by the exchange on which the MGEX seats trade. The acquisitions by Urbana of the Purchased Securities were done with regulatory approval and the unanimous approval of the Board of Directors.

In the nine month period ended September 30, 2020, the remuneration of key management personnel (including directors), which included salaries and short-term benefits, was \$323,450 (2019 - \$262,435).

During the nine month period ended September 30, 2020, Urbana issued loans to certain of its directors in connection with their purchase of securities of the Company. The loan agreements provide for a revolving credit facility of up to \$100,000 for each such director. Interest is charged at the interest rate specified by the Canada Revenue Agency for loans of this nature. The securities of the Company purchased by each director with funds advanced under the revolving credit facility are held in a broker's account as security for the loan. As at September 30, 2020, the total principal amount of the loans outstanding is \$149,463 (December 31, 2019 - \$Nil).

All related party transactions are recorded at their exchange amounts.

10. Income taxes

The Company's provision for (recovery of) income taxes for the nine month periods ended September 30, 2020 and 2019 is summarized as follows:

	2020	2019
	\$	\$
Net income (loss) before income taxes	(13,278,658)	41,358,605
Expected taxes payable (recoverable) at future rates - 26.5%	(3,518,844)	10,960,030
Income tax effect of the following:		
Non-taxable portion of realized capital gains	(2,935,191)	(505,380)
Non-taxable portion of unrealized capital (gains) losses	4,286,883	(5,228,530)
Non-taxable dividends	(259,946)	(262,881)
Foreign withholding tax expense, net of Canadian tax	150,136	151,891
Adjustment to prior year's tax balance	-	(773,267)
Other	45,229	(147,208)
Income tax expense (recovery)	(2,231,733)	4,194,655

Urbana Corporation

Notes to the condensed interim financial statements for the nine month periods ended September 30, 2020 and September 30, 2019

10. Income taxes (continued)

The income tax expense (recovery) is represented as follows:

	2020	2019
	\$	\$
Provision for (recovery of) deferred income taxes	(3,253,000)	3,988,000
Current income tax expense	817,000	-
Foreign withholding tax expense	204,267	206,655
Income tax expense (recovery)	(2,231,733)	4,194,655

The components of the Company's deferred income tax liability are as follows:

	September 30, 2020	December 31, 2019
	\$	\$
Resource deductions available in perpetuity	(61,969)	(76,106)
Unrealized capital gains on investments	10,468,905	14,996,568
Non-capital loss carryforwards	-	(1,260,959)
Other	64	497
Total deferred income tax liability	10,407,000	13,660,000

As at September 30, 2020, the Company had non-capital losses of \$Nil (December 31, 2019 - \$4,758,337) available for carryforward for tax purposes.

11. Dividends

On January 31, 2020 the Company paid a regular cash dividend of \$0.08 per share on the issued and outstanding Common and Class A Shares as at January 17, 2020 amounting to \$3,958,579. On January 31, 2019 the Company paid a regular cash dividend of \$0.07 per share on the issued and outstanding Common and Class A Shares as at January 17, 2019 amounting to \$3,500,015.

12. COVID-19

In March 2020, there was a global outbreak of COVID-19, which has had a significant impact on businesses. At this time, the extent of the impact that the COVID-19 outbreak may have on the Company is unknown as this will depend on future developments that are highly uncertain and that cannot be predicted with confidence. These uncertainties arise from the inability to predict the ultimate geographic spread of the virus, and the duration of the outbreak, including the duration of travel restrictions, business closures, and quarantine/isolation measures that are currently, or may be put, in place by Canada, the U.S. and other countries to fight the virus. Management continues to monitor this situation and assess the impact COVID-19 is having on its business activities.

13. Approval of financial statements

The financial statements were approved by the Board of Directors and authorized for issue on November 12, 2020.