

URBANA CORPORATION

UNAUDITED Summary of Investment Portfolio as at February 5, 2021

Number of Securities	Description	Cost	Fair Value	% of Portfolio Fair Value
Equity Investments				
350,000	Bank of America Corp	4,882,387	14,471,170	4.94%
672,832	Caldwell India Holdings Inc. (CIHI) ⁽ⁱ⁾	14,655,481	8,657,078	2.96%
343,238	Urbana Mauritius Inc. (UMI) ⁽ⁱ⁾	6,346,517	4,493,783	1.53%
110,000	Cboe Global Markets, Inc.	3,637,004	12,583,449	4.30%
200,000	Citigroup Inc.	10,176,194	15,986,687	5.46%
700,000	AGF Management Ltd. Class B	4,044,556	5,012,000	1.71%
100,000	Intercontinental Exchange	4,153,846	14,585,489	4.98%
200,000	KKR & Co. Inc. Class A	7,516,623	11,406,289	3.90%
250,000	Morgan Stanley	6,933,526	23,380,976	7.99%
1,600,000	Real Matters Inc.	6,214,667	28,608,000	9.77%
50,000	SNC Lavalin Group Inc.	1,125,286	1,133,500	0.39%
100,000	Suncor Energy	3,385,461	2,206,000	0.75%
3,000,000	Whitecap Resources Inc.	10,531,333	15,750,000	5.38%
3,317,425	Metamaterial Inc.	2,050,772	5,208,357	1.78%
6,047,895	FundThrough Inc. Preferred	6,250,000	6,250,000	2.13%
796,939	Caldwell Canadian Value Momentum Fund	15,000,000	16,899,161	5.77%
800,000	Caldwell Financial Ltd.	1,826,650	2,160,000	0.74%
84,012	Caldwell Growth Opportunities Trust	703,437	745,601	0.25%
13,260,878	CNSX Markets Inc. (Canadian Securities Exchange)	7,248,349	40,578,287	13.86%
3,000,000	Evolve Funds Group Inc. Class A Preferred	3,000,000	3,594,009	1.23%
1,544,236	Evolve Funds Group Inc. Class B Preferred	1,850,000	1,850,000	0.63%
4,538,460	Four Lakes Capital Fund Limited Partnership	4,999,998	6,434,329	2.20%
15,259,886	Highview Financial Holdings Inc.	11,546,243	17,548,869	5.99%
27,428	Kognitiv Corporation Cass A-2 Preferred	353,000	353,000	0.12%
122,222	Kognitiv Corporation	2,404,596	1,422,200	0.49%
1,327,620	Miami International Holdings, Inc.	12,257,268	12,294,325	4.20%
2,350,000	Radar Capital Inc. Class A	50	-	0.00%
16,755,081	Radar Capital Inc. Class B	12,566,311	10,240,706	3.50%
465,381	Vive Crop Protection Inc. Class A2 Preferred	314,132	314,132	0.11%
455,671	Vive Crop Protection Inc. Class B1 Preferred	45,567	45,567	0.02%
6,500,000	Vive Crop Protection Inc. Class B3 Preferred	3,250,000	3,250,000	1.11%
3,250,000	Vive Crop Protection Inc. Warrants	-	-	0.00%
Debt Investments				
3,000,000	Highview Financial Holdings Inc. Conv Promissory Note	3,000,000	3,000,000	1.02%
2,133,980	Radar Capital Inc. Promissory Note	2,133,980	2,133,980	0.73%
	Cash	201,501	201,501	0.07%
	Total	\$ 174,604,734	\$ 292,798,446	100.00%
	Private Exchanges/Investments			44.10%

Total Net Assets (NAs) as at February 5, 2021

Shares outstanding:

10,000,000 Common shares
34,209,627 Non-Voting Class A shares
44,209,627

ASSETS

Market Value of Investment Portfolio	\$ 292,798,446	
Other Assets	589,928	
TOTAL ASSETS		\$ 293,388,374

LIABILITIES

BMO Demand Loan	24,500,000	
Accounts Payable and Accrued Liabilities	823,212	
Provision for Current Taxes	-	
Provision for Deferred Taxes	15,249,000	
TOTAL LIABILITIES		\$ 40,572,212

TOTAL NET ASSETS (after tax) as at February 5, 2021

\$ 252,816,162 NAs per share \$ 5.72

Closing price February 5, 2021: URB \$2.86 URB.A \$2.74

USD/CAD exchange rate: 1.2773

⁽ⁱ⁾ Urbana owns 100% of the shares of both CIHI and UMI. Consequently, Urbana is the beneficial owner of 316,533 equity shares of the Bombay Stock Exchange (the "BSE"), which are held within UMI. CIHI has sold its BSE shares and is now comprised entirely of cash. UMI reflects the value of the BSE equity shares held, plus a minimal amount of other assets.