

URBANA CORPORATION

UNAUDITED Summary of Investment Portfolio as at March 31, 2021

Number of Securities	Description	Cost	Fair Value	% of Portfolio Fair Value
Equity Investments				
350,000	Bank of America Corp	4,882,387	17,019,634	5.68%
7,000	Caldwell India Holdings Inc. (CIHI) ⁽ⁱ⁾	152,472	88,580	0.03%
343,238	Urbana Mauritius Inc. (UMI) ⁽ⁱ⁾	6,346,517	4,232,021	1.41%
110,000	Cboe Global Markets, Inc.	3,637,004	13,644,238	4.55%
200,000	Citigroup Inc.	10,176,194	18,287,168	6.10%
700,000	AGF Management Ltd. Class B	4,044,556	5,243,000	1.75%
100,000	Intercontinental Exchange	4,153,846	14,036,501	4.68%
200,000	KKR & Co. Inc. Class A	7,516,623	12,279,425	4.10%
250,000	Morgan Stanley	6,933,526	24,401,743	8.14%
1,600,000	Real Matters Inc.	6,214,667	22,880,000	7.63%
50,000	SNC Lavalin Group Inc.	1,125,286	1,345,000	0.45%
104,000	Telus Corporation	2,636,400	2,603,120	0.87%
3,000,000	Whitecap Resources Inc.	10,531,333	16,560,000	5.52%
2,300,000	Metamaterial Inc.	1,421,818	7,797,000	2.60%
6,047,895	FundThrough Inc. Preferred	6,250,000	6,250,000	2.08%
796,939	Caldwell Canadian Value Momentum Fund	15,000,000	16,633,542	5.55%
800,000	Caldwell Financial Ltd.	1,826,650	2,272,000	0.76%
84,012	Caldwell Growth Opportunities Trust	703,437	740,333	0.25%
13,260,878	CNSX Markets Inc. (Canadian Securities Exchange)	7,248,349	44,423,941	14.82%
3,000,000	Evolve Funds Group Inc. Class A Preferred	3,000,000	4,380,000	1.46%
1,544,236	Evolve Funds Group Inc. Class B Preferred	1,850,000	2,254,585	0.75%
4,538,460	Four Lakes Capital Fund Limited Partnership	4,999,998	6,894,134	2.30%
15,259,886	Highview Financial Holdings Inc.	11,546,243	17,548,869	5.85%
5	Integrated Grain Processors Co-operative Inc. Memb Shs	500	500	0.00%
1,400,999	Integrated Grain Processors Co-operative Inc. E Preferred	3,572,547	3,572,547	1.19%
27,428	Kognitiv Corporation Cass A-2 Preferred	353,000	353,000	0.12%
122,222	Kognitiv Corporation	2,404,596	1,399,430	0.47%
1,327,620	Miami International Holdings, Inc.	12,257,268	12,931,799	4.31%
2,350,000	Radar Capital Inc. Class A	50	-	0.00%
16,755,081	Radar Capital Inc. Class B	12,566,311	10,260,812	3.42%
465,381	Vive Crop Protection Inc. Class A2 Preferred	314,132	314,132	0.10%
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	1.08%
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	1.00%
1,000	Integrated Grain Processors Co-operative Inc. Debenture	1,000,000	1,000,000	0.33%
	Cash	1,839,133	1,838,963	0.61%
	Total	\$ 162,800,410	\$ 299,781,583	100.00%
	Private Exchanges/Investments			45.88%

Total Net Assets (NAs) as at March 31, 2021

Shares outstanding:

10,000,000 Common shares
34,189,627 Non-Voting Class A shares
44,189,627

ASSETS

Market Value of Investment Portfolio	\$ 299,781,583	
Other Assets	288,748	
TOTAL ASSETS		\$ 300,070,331

LIABILITIES

BMO Demand Loan	16,500,000	
Accounts Payable and Accrued Liabilities	1,821,674	
Provision for Current Taxes	-	
Provision for Deferred Taxes	17,314,000	
TOTAL LIABILITIES		\$ 35,635,674

TOTAL NET ASSETS (after tax) as at March 31, 2021

\$ 264,434,658 NAs per share **\$ 5.98**

Closing price March 31, 2021: URB \$3.08 URB.A \$3.04

USD/CAD exchange rate: 1.25685

⁽ⁱ⁾ Urbana owns 100% of the shares of both CIHI and UMI. Consequently, Urbana is the beneficial owner of 10,589 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 cash from the sale of BSE shares..