

Audited Financial Statements of

Urbana Corporation

December 31, 2025 and December 31, 2024

Urbana Corporation

Audited Financial Statements
December 31, 2025 and December 31, 2024

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Independent Auditor's Report

To the Shareholders and the Board of Directors of
Urbana Corporation

Opinion

We have audited the financial statements of Urbana Corporation (the "Company"), which comprise the statements of financial position as at December 31, 2025 and 2024, and the statements of comprehensive income, changes in net assets attributable to holders of redeemable shares and cash flows for the years then ended, and notes to the financial statements, including material accounting policy information (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2025 and 2024, and its financial performance and its cash flows for the years then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB").

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the year ended December 31, 2025. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of Level 3 Investments — Refer to Notes 1 and 2 to the Financial Statements

Key Audit Matter Description

The Company's investment portfolio includes private investments, including securities of private issuers, ("private investments") for which reliable quotations are not readily available, or for which there is no closing bid price. Management uses various valuation methodologies with unobservable market inputs in

its determination of the fair value of private investments which are outlined in Notes 1 and 2 to the financial statements. The valuation methodologies used in estimating the fair value of these private investments vary based on the specific characteristics of the private investments.

The valuation of the private investments is inherently subjective, and involves the use of significant management judgment and unobservable market inputs. As a result, the procedures related to the valuation methodologies and unobservable market inputs required a high degree of auditor judgment and increased audit effort, including the use of fair value specialists.

How the Key Audit Matter Was Addressed in the Audit

Our audit procedures related to the valuation methodologies and unobservable market inputs used by management to estimate the fair value of the private investments included the following, among others:

For a sample of private investments, with the assistance of fair value specialists,

- Evaluated the appropriateness of the methodology used in the valuation of the private investments.
- Evaluated the reasonableness of any significant changes in valuation methodologies or significant unobservable market inputs.
- Reviewed relevant internal and external information, including industry information, to assess the reasonability of unobservable market inputs in instances where these inputs were more subjective.
- Developed independent fair value estimates by using private investment financial information, which was compared to agreements or underlying source documents provided to the Company by the private investments, and available market information from third party sources such as market spreads, market multiples, and leverages.
- Evaluated management's fair value estimates by comparing to subsequent transactions, taking into account changes in market or investment specific conditions, where applicable.

Other Information

Management is responsible for the other information. The other information comprises:

- Management's Discussion and Analysis
- The information, other than the financial statements and our auditor's report thereon, in the Annual Report.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We obtained Management's Discussion and Analysis prior to the date of this auditor's report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in this auditor's report. We have nothing to report in this regard.

The Annual Report is expected to be made available to us after the date of the auditor's report. If, based on the work we will perform on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards as issued by the IASB, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian GAAS will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Francesco Quatralè.

The image shows a handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Chartered Professional Accountants
Licensed Public Accountants
March 20, 2026

Urbana Corporation

Statements of financial position

as at December 31, 2025 and December 31, 2024

(In Canadian dollars)

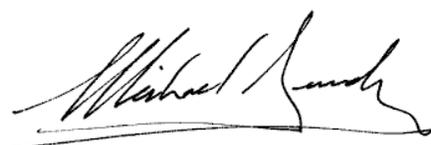
| | 2025 | 2024 |
|---|--------------------|--------------------|
| | \$ | \$ |
| Assets | | |
| Cash | 725,165 | 18,639,615 |
| Investments, at fair value (Note 2) | 612,880,208 | 497,285,766 |
| Accounts and other receivables (Notes 4 and 9) | 711,670 | 833,753 |
| | 614,317,043 | 516,759,134 |
| Liabilities | | |
| Loan payable (Note 6) | 25,900,000 | - |
| Accounts payable and accrued liabilities (Note 5) | 1,472,243 | 1,320,340 |
| Current income taxes payable (Note 10) | - | 242,000 |
| Deferred income tax liability (Note 10) | 51,712,000 | 43,806,000 |
| | 79,084,243 | 45,368,340 |
| Shareholders' equity | | |
| Share capital (Note 8) | 98,760,119 | 98,760,119 |
| Contributed surplus | 66,649,532 | 66,649,532 |
| Retained earnings | 369,823,149 | 305,981,143 |
| Shareholders' equity representing net assets | 535,232,800 | 471,390,794 |
| Total liabilities and shareholders' equity | 614,317,043 | 516,759,134 |
| Number of shares outstanding (Note 8) | 41,395,100 | 41,395,100 |

See accompanying notes

Approved by the Board



Director



Director

Urbana Corporation

Statements of comprehensive income

for the years ended December 31, 2025 and December 31, 2024

(In Canadian dollars)

| | 2025 | 2024 |
|---|---------------------|-------------|
| | \$ | \$ |
| Revenue | | |
| Net realized gain (loss) on sale/disposal of investments and foreign exchange | (21,331,681) | 58,876,016 |
| Net change in unrealized gain on investments | 109,393,876 | 59,120,945 |
| Dividends | 6,332,380 | 12,759,034 |
| Interest | 285,830 | 163,995 |
| | 94,680,405 | 130,919,990 |
| Expenses | | |
| Investment management fees (Note 9) | 12,252,532 | 11,109,379 |
| Interest | 657,695 | 2,999,171 |
| Administrative (Note 9) | 2,075,578 | 2,217,569 |
| Mineral exploration (Note 7) | 1,520,629 | - |
| Transaction costs (Note 9) | 38 | - |
| Professional fees | 521,069 | 331,098 |
| | 17,027,541 | 16,657,217 |
| Net income before income taxes | 77,652,864 | 114,262,773 |
| Foreign withholding tax expense (Note 10) | 473,439 | 423,813 |
| Current income tax expense (Note 10) | 50,028 | 242,000 |
| Provision for deferred income taxes (Note 10) | 7,906,000 | 11,810,000 |
| Income tax expense | 8,429,467 | 12,475,813 |
| Total profit and comprehensive income for the year | 69,223,397 | 101,786,960 |
| Basic and diluted earnings per share | 1.67 | 2.46 |
| Weighted average number of shares outstanding | 41,395,100 | 41,395,100 |

See accompanying notes

Urbana Corporation

Statements of changes in equity for the years ended December 31, 2025 and December 31, 2024

(In Canadian dollars)

| | Share capital | Contributed surplus | Retained earnings | Total |
|---|-------------------|------------------------|----------------------|--------------------|
| | \$ | \$ | \$ | \$ |
| Balance at January 1, 2024 | 98,760,119 | 66,649,532 | 209,161,621 | 374,571,272 |
| Total profit and comprehensive income for the year | - | - | 101,786,960 | 101,786,960 |
| Dividends paid | - | - | (4,967,438) | (4,967,438) |
| Balance at December 31, 2024 | 98,760,119 | 66,649,532 | 305,981,143 | 471,390,794 |
| Balance at January 1, 2025 | 98,760,119 | 66,649,532 | 305,981,143 | 471,390,794 |
| Total profit and comprehensive income for the year | - | - | 69,223,397 | 69,223,397 |
| Dividends paid | - | - | (5,381,391) | (5,381,391) |
| Balance at December 31, 2025 | 98,760,119 | 66,649,532 | 369,823,149 | 535,232,800 |

See accompanying notes

Urbana Corporation

Statements of cash flows

for the years ended December 31, 2025 and December 31, 2024

(In Canadian dollars)

| | 2025 | 2024 |
|---|---------------------|---------------------|
| | \$ | \$ |
| Operating activities | | |
| Total comprehensive income for the year | 69,223,397 | 101,786,960 |
| Items not affecting cash | | |
| Net realized (gain) loss on sale/disposal of investments and foreign exchange | 21,331,681 | (58,876,016) |
| Net change in unrealized gain on investments | (109,393,876) | (59,120,945) |
| Provision for deferred income taxes | 7,906,000 | 11,810,000 |
| Current income tax expense | - | 242,000 |
| Purchases of investments | (65,789,122) | (20,658,824) |
| Proceeds from sale of investments and foreign exchange | (38,256,875) | 85,607,794 |
| | (38,465,045) | 60,790,969 |
| Net change in non-cash working capital items | | |
| Accounts and other receivables | 122,083 | 5,232,095 |
| Accounts payable and accrued liabilities | 151,903 | (57,432) |
| Current income taxes payable | (242,000) | - |
| | 31,986 | 5,174,663 |
| Cash provided by (used in) operating activities | (38,433,059) | 65,965,632 |
| Financing activities | | |
| Issuance of loan payable | 46,700,000 | 14,300,000 |
| Repayment of loan payable | (20,800,000) | (57,000,000) |
| Dividends paid | (5,381,391) | (4,967,438) |
| Cash provided by (used in) financing activities | 20,518,609 | (47,667,438) |
| Net change in cash during the year | (17,914,450) | 18,298,194 |
| Cash, beginning of year | 18,639,615 | 341,421 |
| Cash, end of year | 725,165 | 18,639,615 |
| Supplemental disclosure | | |
| Dividends received | 5,693,334 | 17,357,970 |
| Interest received | 578,925 | 261,497 |
| Interest paid | 715,119 | 3,101,348 |

See accompanying notes

Urbana Corporation

Schedule of investment portfolio

as at December 31, 2025

(In Canadian dollars)

| Number of securities | Description | Cost | Fair value |
|----------------------|--|-------------|-------------|
| | Private equity investments | \$ | \$ |
| 14,390,878 | CNSX Global Markets Inc. (i) (Note 9) | 14,528,349 | 100,736,146 |
| 800,000 | Caldwell Financial Ltd. (Note 9) | 1,826,650 | 4,552,000 |
| 8,333,334 | Developer Capital Inc. Class B Common | 1,000,000 | 1,250,000 |
| 5,000,000 | Developer Capital Inc. Warrants (ii) | - | - |
| 1,544,236 | Evolve Funds Group Inc. ("Evolve") Class B Preferred (iii) | 784,530 | 11,751,636 |
| 3,000,000 | Evolve Funds Group Inc. Class C Preferred (iii) | 210,761 | 22,830,000 |
| 402,570 | Evolve Funds Group Inc. Class D Preferred (iv) | 402,570 | 402,570 |
| 1,195,246 | EFG Management Holdings Inc. ("EFG") Class A Common (v) | 3,597,690 | 9,095,822 |
| 498,041 | EFG Management Holdings Inc. Class E Common (v) | 1,462,549 | 3,790,092 |
| 1 | 1000912961 Ontario Inc. (Note 9) | - | - |
| 4,538,460 | Four Lakes Capital Fund Limited Partnership | 4,999,998 | 10,341,122 |
| 786,084 | Global Exchange L.P. (Canada) (vi) (Note 9) | 7,994,000 | 8,262,841 |
| 158,233 | Vive Crop Protection Inc. Class A1 Preferred | 56,964 | 56,964 |
| 1,432,352 | Vive Crop Protection Inc. Class A2 Preferred | 662,242 | 515,647 |
| 975,337 | Vive Crop Protection Inc. Class B1 Preferred | 284,613 | 351,121 |
| 6,500,000 | Vive Crop Protection Inc. Class B3 Preferred | 3,250,000 | 3,250,000 |
| 2,492,279 | Vive Crop Protection Inc. Class C1 Preferred | 1,629,452 | 1,629,452 |
| 2,144,714 | Vive Crop Protection Inc. Class C2 Preferred | 1,557,920 | 1,557,920 |
| 688,326 | Vive Crop Protection Inc. Warrants (vii) | - | - |
| 480,000 | Lyceum CME Inc. Class B Preferred | 2,400,000 | 4,857,600 |
| 1,109,194 | Lyceum CME Inc. Class C Preferred | 11,166,933 | 11,175,143 |
| 6,047,895 | FundThrough Inc. Class A-3 Preferred | 6,250,000 | 6,253,523 |
| 1,570,680 | FundThrough Inc. Class A-4 Preferred | 2,999,999 | 2,999,999 |
| 523,560 | FundThrough Inc. Class B-1 Preferred | 1,000,000 | 1,000,000 |
| 208,290 | Varo Money, Inc. | 2,565,000 | 488,228 |
| 30,343,768 | Tetra Digital Group Inc. (viii) (Note 9) | 17,820,386 | 18,206,261 |
| 5,866 | Blue Ocean Technologies, LLC / Urbana International Inc. ("UII") (ix) (Note 9) | 13,609,532 | 76,047,647 |
| 810 | Mitigokaa Development Corp. | 159,230 | 159,230 |
| | | 102,219,368 | 301,560,964 |
| | Public equity investments | | |
| 110,000 | Cboe Global Markets, Inc. | 3,637,004 | 37,846,407 |
| 100,000 | Intercontinental Exchange Group Inc. | 4,153,846 | 22,200,667 |
| 100,000 | Citigroup Inc. | 5,088,097 | 15,995,282 |
| 350,000 | Bank of America Corp. | 4,882,387 | 26,386,937 |
| 250,000 | Morgan Stanley | 6,933,526 | 60,837,312 |
| 1,000,000 | Real Matters Inc. | 3,970,216 | 5,800,000 |
| 3,500,000 | Tamarack Valley Energy Ltd. | 9,379,345 | 27,930,000 |
| 200,000 | KKR & Co. Inc. Class A | 7,516,623 | 34,948,642 |
| 663,810 | Miami International Holdings Inc. (x) | 12,257,268 | 40,382,141 |
| 2,400,000 | Whitcap Resources Inc. | 8,425,066 | 27,600,000 |
| 20,000 | Alibaba Group Holding Ltd. Sponsored ADR | 3,137,037 | 4,018,491 |
| 75,000 | Pfizer Inc. | 2,729,414 | 2,559,876 |
| 200,000 | Canaccord Genuity Group Inc. | 2,198,407 | 2,212,000 |
| 37,000 | Royal Canadian Mint Canadian Gold Reserves ETR | 1,967,660 | 2,332,480 |
| | | 76,275,896 | 311,050,235 |
| | Private debt investments | | |
| 1,000,000 | Kognitiv Corporation (xi) | 1,000,000 | - |
| 870,000 | Mitigokaa Development Corp. (xii) | 269,009 | 269,009 |
| | | 1,269,009 | 269,009 |
| | | 179,764,273 | 612,880,208 |

Urbana Corporation

Schedule of investment of portfolio as at December 31, 2025

(In Canadian dollars)

- (i) CNSX Markets Inc. ("CSE") implemented a reorganization that resulted in an exchange of its common shares for common shares of its new holding company, CNSX Global Markets Inc. ("CNSX"). CSE is a wholly-owned subsidiary of CNSX.
- (ii) The Developer Capital Inc. ("DevCap") warrants were issued to Urbana in connection with Urbana's initial purchase of Class B common shares of DevCap. The entire purchase price was allocated to the Class B common shares since it was determined that the warrants had no value at the time. Each warrant entitles Urbana to purchase one Class B common share of DevCap at \$0.15 per share on or before January 31, 2029.
- (iii) The Evolve Class B and Class C preferred shares are each convertible into common shares on a 1 for 1 basis.
- (iv) The Evolve Class D preferred shares are redeemable at par by Evolve and are entitled to an 8% per annum cumulative dividend.
- (v) EFG is a holding company formed for the sole purpose of holding shares of Evolve. EFG owns a controlling interest in Evolve and is controlled by the management of Evolve.
- (vi) Urbana owns 94.71% of Global Exchange L.P.(Canada) ("GELP Can"), which is the Feeder fund for Global Exchange L.P. ("GELP Master"). GELP Can owns 52.04% of GELP Master, which owns 2.97% of CNSX and 3.01% of Tetra Digital Group Inc.
- (vii) The Vive Crop Protection Inc. ("Vive") warrants were issued to Urbana in connection with Urbana's purchase of Class C2 preferred shares of Vive. The entire purchase price was allocated to the Class C2 preferred shares since it was determined that the warrants had no value at the time. Each warrant entitles Urbana to purchase one Class C2 preferred share of Vive at \$0.7264 per share on or before March 31, 2029.
- (viii) Tetra Trust Company ("Tetra") implemented a reorganization that resulted in an exchange of its common shares for common shares of its new holding company, Tetra Digital Group Inc. ("TDG"). Tetra is a wholly-owned subsidiary of TDG.
- (ix) Ull, a wholly-owned subsidiary of Urbana, formed for the sole purpose of investing in Blue Ocean Technologies, LLC ("Blue Ocean"), holds 5,865.72 units of Blue Ocean.
- (x) Miami International Holdings Inc. ("Miami") implemented a 1:2 reverse stock split, which resulted in Urbana holding 663,810 common shares of Miami. The company completed an initial public offering of its common shares of the New York Stock Exchange on August 14, 2025.
- (xi) On December 12, 2024 Kognitiv Corporation ("Kognitiv") filed a notice of intention to make a proposal under the Canada Bankruptcy and Insolvency Act. As a result, the Kognitiv convertible note is valued at Nil. All Kognitiv equity securities held by Urbana were surrendered back to Kognitiv in December 2025 as they had no value.
- (xii) Three non-interest bearing, non-convertible secured debentures, all with a maturity date of February 23, 2027.
- (xiii) On August 29, 2025, the Highview Financial Holdings Inc. ("Highview") loans were fully repaid and all Highview common shares were sold. See note 9 for further information.
- (xiv) The investments of Radar Capital Inc. ("Radar") were transferred to Urbana in December 2025 in connection with the wind-up of Radar, which was formally dissolved on December 29, 2025. See note 9 for further information.

In addition to the investments listed above, Urbana holds 44 mining claims in Urban Township, Quebec. See note 7 for further information.

Urbana Corporation

Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

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.

Urbana’s strategy is to seek out, and invest in, private investment opportunities for capital appreciation and invest in publicly traded securities to provide growth, income and liquidity.

1. Material accounting policy information

The material accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise indicated.

Statement of compliance

These annual financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (“IASB”) and as required by Canadian securities legislation and the Canadian Accounting Standards Board.

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

Basis of presentation

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 Accounting Standards 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 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.

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 may be considered in arriving at fair value, including comparable company transactions, earnings multiples, the price of a recent investment, a recent arm’s length transaction, net assets, discounted cash flows, industry valuation benchmarks, available market prices and formulas prescribed by applicable

Urbana Corporation

Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

shareholder agreements. 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.

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 comprehensive income. Purchases and sales of investments, investment income and expenses are calculated at the exchange rates prevailing on the date 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 and 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.

Urbana Corporation

Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

Transaction costs

Transaction costs are expensed as incurred and are included in “Transaction costs” in the Statements of comprehensive income. 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.

Deferred income taxes

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 deferred tax asset will be recognized to the extent that it is probable that it 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 and Class A 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.

IFRS Accounting Standards issued but not yet adopted

Amendments to IFRS 7 *Financial Instruments: Disclosures* and IFRS 9 *Financial Instruments* were issued in May 2024. These amendments are effective from January 1, 2026. The amendments related to: (i) specification of criteria that, if met, permit an entity to derecognize a financial liability settled through electronic transfer before the settlement date; (ii) enhanced clarification and guidance on the classification of financial assets (including non-recourse and contractually linked features); and (iii) improvements to the disclosure of fair value changes relating to equity instruments a company has presented in other comprehensive income. The Company has assessed its current accounting policies and the characteristics of its electronic payment arrangements. Based on this assessment, the Company expects to apply the derecognition exception for financial liabilities settled through the Bank of Canada’s electronic payment system when the amendments become effective on January 1, 2026, as the relevant criteria are met. The Company does not expect the amendments to have a material impact on its financial statements other than the change described above.

IFRS 18, *Presentation and Disclosure in Financial Statements* (“IFRS 18”) was issued in April 2024 and replaces IAS 1, *Presentation of Financial Statements* (“IAS 1”), carrying forward many of the requirements in IAS 1 unchanged and complementing them with new requirements, including specified categories and defined subtotals in the Statements of comprehensive income. IFRS 18 is intended to give investors more transparent and comparable information about a company’s financial performance, thereby enabling better investment decisions. It also requires a company to provide more transparency regarding operating expenses, helping investors to find and understand the information they need. IFRS 18 is required to be applied retrospectively for annual reporting periods beginning on or after January 1, 2027, with earlier application permitted. The Company is currently assessing the impact of the adoption of this standard.

Urbana Corporation

Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

Interests in Other Entities

The table below presents the unconsolidated subsidiaries of the Company as at December 31, 2025:

| Subsidiary's Name | Place of Business | % of Equity Interest held by Urbana | % of Voting Rights held by Urbana |
|--|-------------------|-------------------------------------|-----------------------------------|
| 1000912961 Ontario Inc. | Ontario, Canada | 100% | 100% |
| Urbana International Inc. ⁽¹⁾ | Delaware, U.S. | 100% | 100% |

The table below presents the unconsolidated subsidiaries of the Company as at December 31, 2024:

| Subsidiary's Name | Place of Business | % of Equity Interest held by Urbana | % of Voting Rights held by Urbana |
|--|-------------------|-------------------------------------|-----------------------------------|
| 1000912961 Ontario Inc. | Ontario, Canada | 100% | 100% |
| Urbana International Inc. ⁽¹⁾ | Delaware, U.S. | 100% | 100% |
| Radar Capital Inc. | Ontario, Canada | 65.51% | 65.51% |

(1) Urbana International Inc. holds units of Blue Ocean Technologies, LLC.

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.

Transfers between the levels of the fair value hierarchy are deemed to occur on the date of the event or change in circumstances that caused the transfer.

The following is a summary of the Company's investments categorized in the fair value hierarchy as at December 31, 2025:

| Investments | Level 1 | Level 2 | Level 3 | Total |
|-----------------------------------|--------------------|----------|--------------------|--------------------|
| | \$ | \$ | \$ | \$ |
| Public equity investments | 311,050,235 | - | - | 311,050,235 |
| Private equity investments | - | - | 301,560,964 | 301,560,964 |
| Private debt investments | - | - | 269,009 | 269,009 |
| Total investments at FVTPL | 311,050,235 | - | 301,829,973 | 612,880,208 |

Urbana Corporation

Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

Level 3 valuation methods – December 31, 2025

| Description | Fair value (\$) ⁽¹⁾ | Primary Valuation technique used | Significant unobservable inputs | Input/Range ⁽²⁾ |
|---|--------------------------------|---|---|--|
| Private equity investments | | | | |
| Caldwell Financial Ltd. | 4,552,000 | Prescribed formula which approximates fair value | 1 x net fees plus net assets | N/A |
| CNSX Global Markets Inc. | 100,736,146 | Market transaction | Recent transaction price | N/A |
| Four Lakes Capital Fund Limited Partnership | 10,341,122 | Net asset value per unit | Net asset value per unit | N/A |
| Evolve Funds Group Inc. Class B | 11,751,636 | EV as a % of adjusted AUM | EV as a % of adjusted AUM | 0.8%-6.1% ⁽³⁾ |
| Evolve Funds Group Inc. Class C | 22,830,000 | EV as a % of adjusted AUM | EV as a % of adjusted AUM | 0.8%-6.1% ⁽³⁾ |
| Evolve Funds Group Inc. Class D | 402,570 | Prescribed formula | 8% cumulative return | N/A |
| EFG Management Holdings Inc. Class A | 9,095,822 | EV as a % of adjusted AUM | EV as a % of adjusted AUM | 0.8%-6.1% ⁽³⁾ |
| EFG Management Holdings Inc. Class E | 3,790,092 | EV as a % of adjusted AUM | EV as a % of adjusted AUM | 0.8%-6.1% ⁽³⁾ |
| 1000912961 Ontario Inc. | - | Market transaction | Recent transaction price | N/A |
| Lyceum CME Inc. Class B | 4,857,600 | Market transaction | Recent transaction price | N/A |
| Lyceum CME Inc. Class C | 11,175,143 | Market transaction | Recent transaction price | N/A |
| Mitigokaa Development Corp. | 159,230 | Market transaction | Recent transaction price | N/A |
| Vive Crop Protection Inc. Class A1 | 56,964 | Market transaction | Recent transaction price | N/A |
| Vive Crop Protection Inc. Class A2 | 515,647 | Market transaction | Recent transaction price | N/A |
| Vive Crop Protection Inc. Class B1 | 351,121 | 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. Class C1 | 1,629,452 | Market transaction | Recent transaction price | N/A |
| Vive Crop Protection Inc. Class C2 | 1,557,920 | Market transaction | Recent transaction price | N/A |
| Vive Crop Protection Inc. Warrants | - | Market transaction | Recent transaction price | N/A |
| FundThrough Inc. Class A-3 | 6,253,523 | Average EV/LTM revenue/net interest income (NII) multiple | Average EV/LTM revenue/net interest income (NII) multiple | Rev:1.6-16.6 ⁽⁴⁾ NII:2.1-13.3 ⁽⁴⁾ |

Urbana Corporation

Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

| | | | | |
|---------------------------------------|--------------------|--------------------------|--------------------------|-----|
| FundThrough Inc. Class A-4 | 2,999,999 | Market transaction | Recent transaction price | N/A |
| FundThrough Inc. Class B-1 | 1,000,000 | Market Transaction | Recent transaction price | N/A |
| Developer Capital Inc. Class B Common | 1,250,000 | Market Transaction | Recent transaction price | N/A |
| Developer Capital Inc. Warrants | - | Market Transaction | Recent transaction price | N/A |
| Global Exchange L.P. (Canada) | 8,262,841 | Net asset value per unit | Net asset value per unit | N/A |
| Varo Money, Inc. | 488,228 | Market transaction | Recent transaction price | N/A |
| Tetra Digital Group Inc. | 18,206,261 | Market transaction | Recent transaction price | N/A |
| Blue Ocean/Urbana International Inc. | 76,047,647 | Market transaction | Recent transaction price | N/A |
| Private debt investments | | | | |
| Kognitiv Corporation | - | N/A ⁽⁵⁾ | N/A | N/A |
| Mitigokaa Development Corp. | 269,009 | Market transaction | Recent transaction price | N/A |
| Ending balance | 301,829,973 | | | |

⁽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 adjusted assets under management: 2.77%.

⁽⁴⁾ Last 12 months enterprise value/revenue: 4.8x. Last 12 months enterprise value/NII: 5.8x.

⁽⁵⁾ On December 12, 2024 Kognitiv Corporation filed a notice of intention to make a proposal under the Canada Bankruptcy and Insolvency Act. Hence there is no valuation technique employed.

The following is a summary of the Company's investments categorized in the fair value hierarchy as at December 31, 2024:

| Investments | Level 1 | Level 2 | Level 3 | Total |
|-----------------------------------|--------------------|----------|--------------------|--------------------|
| | \$ | \$ | \$ | \$ |
| Public equity investments | 222,738,349 | - | - | 222,738,349 |
| Private equity investments | - | - | 269,547,417 | 269,547,417 |
| Private debt investments | - | - | 5,000,000 | 5,000,000 |
| Total investments at FVTPL | 222,738,349 | - | 274,547,417 | 497,285,766 |

Level 3 valuation methods – December 31, 2024

| Description | Fair value (\$) ⁽¹⁾ | Primary Valuation technique used | Significant unobservable inputs | Input/Range ⁽²⁾ |
|-----------------------------------|--------------------------------|--|---------------------------------|----------------------------|
| Private equity investments | | | | |
| Caldwell Financial Ltd. | 4,056,000 | Prescribed formula which approximates fair value | 1 x net fees plus net assets | N/A |
| Miami International Holdings Inc. | 19,571,177 | Market transaction | Recent transaction price | N/A |

Urbana Corporation

Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

| | | | | |
|---|-------------|---|---|---|
| CNSX Markets Inc. | 100,736,146 | Market transaction | Recent transaction price | N/A |
| Highview Financial Holdings Inc. | 6,409,152 | Average EV/revenue & EV as a % of AUM ⁽³⁾ | Average EV/revenue & EV as a % of AUM | LTM:0.9-3.5 ⁽³⁾ NTM:0.9-3.7 ⁽³⁾ AUM:0.9-8.0% ⁽³⁾ |
| Four Lakes Capital Fund Limited Partnership | 8,862,954 | 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 | 1,074,001 | Net asset value per share | Net asset value per share | N/A |
| Evolve Funds Group Inc. Class B | 9,172,762 | EV as a % of adjusted AUM | EV as a % of adjusted AUM | 0.8%-6.1% ⁽⁴⁾ |
| Evolve Funds Group Inc. Class C | 17,820,000 | EV as a % of adjusted AUM | EV as a % of adjusted AUM | 0.8%-6.1% ⁽⁴⁾ |
| Evolve Funds Group Inc. Class D | 771,638 | Market transaction | Recent transaction price | N/A |
| EFG Management Holdings Inc. Class A | 7,099,761 | EV as a % of adjusted AUM | EV as a % of adjusted AUM | 0.8%-6.1% ⁽⁴⁾ |
| EFG Management Holdings Inc. Class E | 2,958,364 | EV as a % of adjusted AUM | EV as a % of adjusted AUM | 0.8%-6.1% ⁽⁴⁾ |
| 1000912961 Ontario Inc. | - | Market transaction | Recent transaction price | N/A |
| Lyceum CME Inc. Class B | 5,025,600 | Market transaction | Recent transaction price | N/A |
| Lyceum CME Inc. Class C | 4,314,608 | Market transaction | Recent transaction price | N/A |
| Vive Crop Protection Inc. Class A2 | 167,537 | Market transaction | Recent transaction price | N/A |
| Vive Crop Protection Inc. Class B1 | 351,121 | 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. Class C1 | 1,629,452 | Market transaction | Recent transaction price | N/A |
| Vive Crop Protection Inc. Class C2 | 1,557,920 | Market transaction | Recent transaction price | N/A |
| Vive Crop Protection Inc. Warrants | - | Market transaction | Recent transaction price | N/A |
| Kognitiv Corporation Class A-2 | - | N/A ⁽⁶⁾ | N/A | N/A |
| Kognitiv Corporation Class B-1 | - | N/A ⁽⁶⁾ | N/A | N/A |
| Kognitiv Corporation | - | N/A ⁽⁶⁾ | N/A | N/A |
| Kognitiv Corporation Warrants | - | N/A ⁽⁶⁾ | N/A | N/A |
| FundThrough Inc. Class A-3 | 8,225,137 | Average EV/LTM revenue/net interest income (NII) multiple | Average EV/LTM revenue/net interest income (NII) multiple | Rev:2.4-17.0 ⁽⁵⁾ NII:3.3-12.1 ⁽⁵⁾ |

Urbana Corporation

Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

| | | | | |
|---------------------------------------|-------------|---|---|--|
| FundThrough Inc. Class A-4 | 2,136,125 | Average EV/LTM revenue/net interest income (NII) multiple | Average EV/LTM revenue/net interest income (NII) multiple | Rev:2.4-17.0 ⁽⁵⁾ NII:3.3-12.1 ⁽⁵⁾ |
| Developer Capital Inc. Class B Common | 500,000 | Market transaction | Recent transaction price | N/A |
| Developer Capital Inc. Warrants | - | Market transaction | Recent transaction price | N/A |
| Varo Money, Inc. | 819,424 | Market transaction | Recent transaction price | N/A |
| Tetra Trust Company Class A Common | 4,011,112 | Market transaction | Recent transaction price | N/A |
| Blue Ocean/Urbana International Inc. | 59,027,426 | Market transaction | Recent transaction price | N/A |
| Private debt investments | | | | |
| Highview Financial Holdings Inc. | 3,000,000 | Face value | N/A | N/A |
| Highview Financial Holdings Inc. | 2,000,000 | Face value | N/A | N/A |
| Kognitiv Corporation | - | N/A ⁽⁶⁾ | N/A | N/A |
| Ending balance | 274,547,417 | | | |

⁽¹⁾ See Note 1 – Valuation of investments

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

⁽³⁾ Last 12 months enterprise value/revenue: 2.2x. Next 12 months enterprise value/revenue: 2.1x.
Enterprise value as a percentage of assets under management: 3.03%.

⁽⁴⁾ Enterprise value as a percentage of adjusted assets under management: 2.77%.

⁽⁵⁾ Last 12 months enterprise value/revenue: 6.3x. Last 12 months enterprise value/NII: 6.7x.

⁽⁶⁾ On December 12, 2024 Kognitiv Corporation filed a notice of intention to make a proposal under the Canada Bankruptcy and Insolvency Act. Hence there is no valuation technique employed.

Change in valuation methodology

During 2025, the Company changed the primary valuation technique for the Class A-4 preferred shares of FundThrough Inc. from a methodology based on an EV/revenue/net interest income multiple to a methodology based on a recent market transaction since the recent market transaction is more suitable in determining fair value. Also, during 2025, the Company changed the primary valuation technique for the Class D preferred shares of Evolve from a methodology based on a recent market transaction to a methodology that recognizes the 8% per annum cumulative dividend.

During 2024, the Company changed the primary valuation technique for the Class A-4 preferred shares of FundThrough Inc. from a methodology based on a recent market transaction to a methodology based on an EV/revenue/net interest income multiple as there was no recent market transaction. Also, during 2024, the Company changed the primary valuation technique for Highview Financial Holdings Inc. from a methodology based solely on an EV/AUM multiple to a methodology based on an average of EV/revenue and EV/AUM multiple. In addition, on December 12, 2024, Kognitiv filed a notice of intention to make a proposal under the Canada Bankruptcy and Insolvency Act. Hence, there is no valuation technique employed by the Company since all Kognitiv holdings have been written down to Nil.

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Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

During the years ended December 31, 2025 and 2024 the reconciliations of investments measured at fair value using unobservable inputs (Level 3) are presented as follows:

| December 31, 2025 | | | |
|---------------------------|-------------------------------|-----------------------------|--------------|
| | Private equity investments | Private debt investments | Total |
| | \$ | \$ | \$ |
| Beginning balance | 269,547,417 | 5,000,000 | 274,547,417 |
| Change in unrealized gain | 41,783,505 | - | 41,783,505 |
| Purchases | 65,695,010 | 269,009 | 65,964,019 |
| Sales | (63,207,700) | (5,000,000) | (68,207,700) |
| Transfers | (12,257,268) | - | (12,257,268) |
| Ending balance | 301,560,964 | 269,009 | 301,829,973 |

| December 31, 2024 | | | |
|---------------------------|-------------------------------|-----------------------------|-------------|
| | Private equity investments | Private debt investments | Total |
| | \$ | \$ | \$ |
| Beginning balance | 264,779,742 | 6,000,000 | 270,779,742 |
| Change in unrealized loss | (3,045,117) | (1,000,000) | (4,045,117) |
| Purchases | 13,064,354 | - | 13,064,354 |
| Sales | (5,251,562) | - | (5,251,562) |
| Ending balance | 269,547,417 | 5,000,000 | 274,547,417 |

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 December 31, 2025 and 2024 are shown below:

Level 3 valuation methods – December 31, 2025

| Description | Input | Sensitivity used ⁽¹⁾ | Effect on fair value (\$) |
|----------------------------|---|---------------------------------|---------------------------|
| Private equity investments | 1 x net fees plus net assets | 10% | 455,200 |
| | 8% cumulative return | 10% | 40,257 |
| | Recent transaction price | 10% | 22,428,136 |
| | Net asset value | 10% | 1,860,396 |
| | EV as a % of adjusted AUM – Evolve, EFG | 10% | 4,678,142 |
| | Average EV/LTM revenue/Nil multiple – FundThrough | 10% | 622,933 |
| | Private debt investments | Recent transaction price | 10% |
| Total | | | 30,111,965 |

Urbana Corporation

Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

Level 3 valuation methods - December 31, 2024

| Description | Input | Sensitivity used ⁽¹⁾ | Effect on fair value (\$) |
|----------------------------|--|---------------------------------|---------------------------|
| Private equity investments | 1 x net fees plus net assets | 10% | 405,600 |
| | Recent transaction price | 10% | 20,173,316 |
| | Net asset value | 10% | 993,696 |
| | Average EV/LTM_NTM revenue & EV as a % of AUM – Highview | 10% | 1,220,791 |
| | EV as a % of adjusted AUM – Evolve, EFG | 10% | 3,617,763 |
| | Average EV/LTM revenue/NII multiple - FundThrough | 10% | 1,066,601 |
| | Private debt investments | Face value | 10% |
| Total | | | 27,977,767 |

⁽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 2025, the investment in Miami International Holdings Inc. was transferred out of Level 3 to Level 1 to reflect its status as a public security pursuant to an initial public offering. There were no other transfers between levels during 2025. During 2024, 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. 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, 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. As at December 31, 2025, the Company held \$269,009 (December 31, 2024 – \$5,000,000) in debt instruments.

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.

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Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

| December 31, 2025 Financial Liabilities | Due on demand | < 3 months | 3 months to 1 year | Total |
|--|-------------------|------------------|-----------------------|-------------------|
| | \$ | \$ | \$ | \$ |
| Loan payable | 25,900,000 | - | - | 25,900,000 |
| Accounts payable and accrued liabilities | - | 1,472,243 | - | 1,472,243 |
| | 25,900,000 | 1,472,243 | - | 27,372,243 |

| December 31, 2024 Financial Liabilities | Due on demand | < 3 months | 3 months to 1 year | Total |
|--|---------------|------------------|-----------------------|------------------|
| | \$ | \$ | \$ | \$ |
| Loan payable | - | - | - | - |
| Accounts payable and accrued liabilities | - | 1,320,340 | - | 1,320,340 |
| Current income taxes payable | - | 242,000 | - | 242,000 |
| | - | 1,562,340 | - | 1,562,340 |

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 falls.

The table below indicates the currencies to which the Company had significant exposure as at December 31, 2025 and 2024:

| Currency | December 31, 2025 | December 31, 2024 |
|----------------------|-------------------------|-------------------------|
| | As a % of net assets | As a % of net assets |
| | % | % |
| United States Dollar | 62.21 | 54.34 |

As at December 31, 2025, the Company's net assets would have decreased or increased by approximately \$16,648,496 (December 31, 2024 - \$12,807,611) 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.

Interest rate risk

Interest rate risk arises on interest-bearing financial assets such as cash and debt securities 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 interest income and expense while the reverse is true in a declining interest rate environment.

Urbana Corporation

Notes to the financial statements

for the years ended December 31, 2025 and December 31, 2024

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

| As at December 31, 2025 | Less than 1 year | 1 to 3 years | 3 to 5 years | Over 5 years | Total |
|-------------------------|---------------------|-----------------|-----------------|-----------------|--------------|
| | \$ | \$ | \$ | \$ | \$ |
| Cash | 725,165 | - | - | - | 725,165 |
| Financial asset – debt | 269,009 | - | - | - | 269,009 |
| Loan payable | (25,900,000) | - | - | - | (25,900,000) |
| | (24,905,826) | - | - | - | (24,905,826) |

| As at December 31, 2024 | Less than 1 year | 1 to 3 years | 3 to 5 years | Over 5 years | Total |
|-------------------------|---------------------|-----------------|-----------------|-----------------|------------|
| | \$ | \$ | \$ | \$ | \$ |
| Cash | 18,639,615 | - | - | - | 18,639,615 |
| Financial asset – debt | 5,000,000 | - | - | - | 5,000,000 |
| Loan payable | - | - | - | - | - |
| | 23,639,615 | - | - | - | 23,639,615 |

As at December 31, 2025, 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 \$73,778 (2024 - \$346,335). 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 December 31, 2025, 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 \$31,105,024 (December 31, 2024 - \$22,273,835) or approximately 5.81% (December 31, 2024 – 4.73%) 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 of \$535,232,800, 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).

4. Accounts and other receivables

Accounts and other receivables consist of the following:

| | December 31, 2025 | December 31, 2024 |
|-----------------------------|-------------------|-------------------|
| | \$ | \$ |
| Dividends and distributions | 378,305 | 217,770 |
| Interest | - | 293,095 |

Urbana Corporation

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for the years ended December 31, 2025 and December 31, 2024

| | | |
|----------------|----------------|----------------|
| Loans (Note 9) | 322,888 | 322,888 |
| Other | 10,477 | - |
| | 711,670 | 833,753 |

5. Accounts payable and accrued liabilities

Accounts payable and accrued liabilities consist of the following:

| | December 31, 2025 | December 31, 2024 |
|-------------------------------------|-------------------|-------------------|
| | \$ | \$ |
| Investment management fees (Note 9) | 1,172,640 | 1,000,552 |
| Professional fees | 117,811 | 87,989 |
| Loan interest | 98,584 | 156,008 |
| Administrative fees | 67,000 | 64,200 |
| Other | 16,208 | 11,591 |
| | 1,472,243 | 1,320,340 |

6. Loan payable

Pursuant to a loan facility agreement between the Company and a major Canadian bank (the "Bank") dated July 2, 2021, the Bank provides a demand loan facility to the Company which allows Urbana to borrow up to \$50,000,000. Interest is charged on the outstanding balance of the loan facility at the Bank's prime rate plus 0.25%, calculated on a daily basis and paid monthly. The loan facility is secured by a general charge on the Company's assets. Proceeds from the loan may be used to make additional investments and/or for general corporate purposes. As at December 31, 2025, the outstanding balance of the loan was \$25,900,000 (December 31, 2024 - \$Nil) which is the fair value of the loan. During the year ended December 31, 2025, the minimum amount borrowed was \$Nil (2024 - \$Nil) and the maximum amount borrowed was \$30,500,000 (2024 - \$48,800,000). As at December 31, 2025 and 2024, the Company has complied with all covenants, conditions and other requirements of the loan facility, including financial covenants such as asset coverage, margin requirements and liquidity, as well as non-financial covenants such as operational requirements and timely reporting.

7. Mining claims

Urbana has owned mining claims in Urban Township, Quebec for a number of years and specifically holds 44 mining claims in the area totaling 1,154.4 hectares (2,852.7 acres). Management monitors the exploration activity in the area on a regular basis. In February 2025, Urbana commenced a winter drilling program on its mining claims. In the year ended December 31, 2025 Urbana has incurred mining expenditures of \$1,520,629 (2024 - Nil) and another \$651,158 in 2026 to-date. The Corporation incurred zero mining expenditures from 2019 to 2024 and a total of \$1,146,119 prior to 2019. These mining expenditures are recorded in the financial statements of the Corporation as "mineral exploration" expenses.

8. Share capital

As at December 31, 2025 and 2024 share capital consists of the following:

| | Year ended December 31, 2025 | | Year ended December 31, 2024 | |
|-------------------------------|------------------------------------|-------------|------------------------------------|-------------|
| | 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 year | 10,000,000 | 7,998,893 | 10,000,000 | 7,998,893 |

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for the years ended December 31, 2025 and December 31, 2024

| | | | | |
|---|-------------------|-------------------|------------|------------|
| Issued during the year | - | - | - | - |
| Balance, end of year | 10,000,000 | 7,998,893 | 10,000,000 | 7,998,893 |
| <i>Issued - Class A Shares</i> | | | | |
| Balance, beginning of year | 31,395,100 | 90,761,226 | 31,395,100 | 90,761,226 |
| Normal course issuer bid repurchases during the year | - | - | - | - |
| Balance, end of year | 31,395,100 | 90,761,226 | 31,395,100 | 90,761,226 |
| Total | 41,395,100 | 98,760,119 | 41,395,100 | 98,760,119 |

The Common Shares and Class A Shares have a par value per share of \$2.89, have the same rights, preferences and restrictions in payment of dividends and upon liquidation, dissolution or winding up, and 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. Contributed surplus in the Statements of changes in equity arose when Urbana issued shares at a premium and repurchased shares under its normal course issuer bids at a discount, to par value.

On September 4, 2025, the TSX accepted Urbana's notice of intention to conduct a normal course issuer bid to purchase up to 3,107,305 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 9, 2025, and will end on the earlier of September 8, 2026, the date Urbana completes its maximum amount of share purchases pursuant to the notice of intention to conduct a normal course issuer bid filed with the TSX, and 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 must be cancelled. Urbana is not to purchase on any given day, in the aggregate, more than 2,584 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 10,336 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 December 31, 2025, Urbana has not purchased any Class A Shares pursuant to the NCIB. Pursuant to the previous normal course issuer bid that terminated on September 8, 2025, Urbana did not purchase any Class A Shares.

9. Related party disclosures

Caldwell Financial Ltd. ("CFL"), a company under common management with Urbana, is the parent company of Caldwell Securities Ltd. ("CSL") and of Caldwell Investment Management Ltd. ("CIM"), which is the investment manager of Urbana. CSL, an affiliate of CIM and a registered broker and investment dealer, handles Urbana's portfolio transactions. Urbana pays CIM investment management fees for investment management services that CIM provides to Urbana. As at December 31, 2025 and 2024, Urbana had a 20% ownership interest in CFL.

Pursuant to an administrative services agreement dated March 1, 2019, as amended on January 1 of 2024 and 2025, in 2025, Urbana paid CSL \$481,380 (2024 - \$471,481) for administrative services, including investor relations services, information technology services, professional corporate office services, and office and conference room access for Urbana's staff, directors and officers. In addition, in 2025 Urbana paid CSL \$22,600 in respect of a special project that was undertaken by CSL on behalf of Urbana. These costs were included in administrative expenses. On January 1, 2025 and 2026, the administrative services agreement was amended to increase the monthly fee by \$825 and \$13,786, respectively, due to the increased costs of all services performed by CSL on behalf of Urbana. These fee increases and the fee for the special project were approved by the independent directors of Urbana.

Pursuant to an investment management and advisory agreement dated December 6, 2019 and effective as of January 1, 2020, 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 pays 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. In 2025

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and 2024 there were no commission fees paid to CSL by Urbana, since Urbana did not purchase any shares under the NCIB. In 2025, CIM earned \$12,252,532 of investment management fees from Urbana (2024 - \$11,109,379). The investment management fees are accrued daily and paid monthly in arrears. As at December 31, 2025 there was an investment management fee payable included in accounts payable and accrued liabilities of \$1,172,640 to CIM (2024 - \$1,000,552).

In June 2024, Urbana transferred 2,035,266 Class E preferred shares of Integrated Grain Processors Co-operative Inc. ("IGPC") for \$50,881,650 to 1000912961 Ontario Inc. (the "Sub"), a wholly-owned subsidiary of Urbana, in exchange for 2,035,266 common shares of the Sub. The fair value of this transfer for tax purposes was determined to be \$61,403,975. The Sub was formed for the sole purpose of holding an investment in IGPC. Urbana paid total fees of \$287,481 to CSL for their services in respect of arranging for this transfer of private equity securities by way of a proprietary share transfer platform that CSL manages on behalf of IGPC. These fees were approved by the independent directors of Urbana. When the sale of the IGPC business closed in December 2024, the Sub made a \$61,403,975 return of capital distribution to Urbana and Urbana redeemed all but one common share of the Sub for \$10,704.

In September and December 2024, Urbana paid total fees of \$70,004 to CSL for its share of cyber security costs that were incurred by CSL. These fees were approved by the independent directors of Urbana.

As part of the wind-up process of Radar Capital Inc. ("Radar") Radar became a wholly-owned subsidiary of Urbana in early December 2025 and subsequently transferred all of its investments to Urbana. Thereafter, Radar was dissolved on December 29, 2025. As a result, as at December 31, 2025 Urbana no longer had an ownership interest in Radar (2024 - 65.51%).

In January 2025, Urbana purchased 5,000,000 units of the newly created Global Exchange L.P. ("GELP Master"), a limited partnership based in the Cayman Islands, for \$7,170,750. In November 2025, Urbana redeemed all of its GELP Master holdings for \$8,067,306 and purchased 786,084 units of Global Exchange L.P. (Canada) ("GELP Can"), which is the Feeder fund for GELP Master, for \$7,994,000. The GELP Can investment replaced the GELP Master investment. As at December 31, 2025 Urbana held a 94.71% interest in GELP Can, which in turn held a 52.04% interest in GELP Master. Each of GELP Master and GELP Can is managed by CIM and Horizon Kinetics Asset Management LLC jointly.

In July 2024 Urbana redeemed all of its 502,073 units of Caldwell-Lazard CorePlus Infrastructure Fund ("CLCIF") for \$5,069,533. As a result, Urbana no longer has an ownership interest in CLCIF, which is a mutual fund managed by CIM. Urbana also received a \$20,936 monthly cash distribution prior to the July 2024 redemption. Urbana paid a 0.95% per annum management fee on this investment pursuant to an agreement dated June 28, 2023 between Urbana and CIM, a reduction from the 2.0% per annum management fee paid to CIM, as described in the management fee paragraph below.

In December 2024, Urbana purchased 900,000 common shares of CNSX Markets Inc. ("CSE") for \$6,300,000. In 2025 CSE implemented a reorganization that resulted in an exchange of its common shares for common shares of its new holding company, CNSX Global Markets Inc. ("CNSX"). As a result of the reorganization, CSE became a wholly-owned subsidiary of CNSX. As at December 31, 2025 Urbana owned 53.37% of the common shares of CNSX (2024 - 53.37% of CSE). Pursuant to an order by the Ontario Securities Commission dated May 12, 2023, Urbana is prohibited from nominating more than 50% of the directors of the CNSX and therefore it is not considered a subsidiary of Urbana for accounting purposes.

In August 2025, Urbana sold all of its 15,259,886 common shares of Highview for \$5,158,995. Highview also fully repaid its \$5,000,000 loan from Urbana along with interest of \$378,301 representing an 8% per annum return. As a result, Urbana no longer has any financial interest in Highview (2024 - 73.42%).

During 2025, Urbana purchased 249.27 (2024 - 15.617) units of Blue Ocean Technologies, LLC ("Blue Ocean") through Urbana International Inc. ("UII"), its wholly-owned subsidiary, for \$2,980,936 and \$148,871, respectively. This purchase included a receivable for \$66,634 (2024 - \$148,871) from UII in respect of operating expenses incurred by UII, which was converted to an additional investment in 5.05

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(2024 – 15.617) shares of UII and immediately thereafter the total number of shares outstanding was consolidated back to the same number of shares held prior to the conversion. As at December 31, 2025 Urbana had a 36.99% (2024 – 35.45%) ownership interest in Blue Ocean through UII. UII was formed for the sole purpose of investing in Blue Ocean.

In April 2025, Urbana purchased 15,917,504 common shares of Tetra for \$8,754,627. In August 2025, after a reorganization that resulted in an exchange of Tetra's common shares for common shares of its new holding company, TDG, Urbana purchased an additional 5,833,334 common shares of TDG for \$3,500,000. As a result of the reorganization, Tetra became a wholly-owned subsidiary of TDG. As at December 31, 2025 Urbana had a 52.66% (2024 – 15.52%) ownership interest in TDG. Pursuant to the TDG amended and restated unanimous shareholders' agreement effective as of September 3, 2025, Urbana is not entitled to elect a majority of the board of directors of TDG and therefore it is not considered a subsidiary of Urbana for accounting purposes.

In 2025, the remuneration of key management personnel (including directors), which included salaries and short-term benefits, was \$985,902 (2024 - \$925,069).

Urbana has issued loans to certain of its directors and officers 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 person. 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 person with funds advanced under the revolving credit facility are held in a broker's account as security for the loan. As at December 31, 2025 and 2024 the total principal amount of the loans outstanding, which is included in accounts and other receivables, is \$322,888.

All related party transactions are recorded at their exchange amounts.

10. Income taxes

The Company's provision for income taxes for the years ended December 31, 2025 and 2024 is summarized as follows:

| | 2025 | 2024 |
|--|------------------|-------------------|
| | \$ | \$ |
| Net income before income taxes | 77,652,864 | 114,262,773 |
| Expected taxes payable at future rates - 26.5% | 20,578,009 | 30,279,635 |
| Income tax effect of the following: | | |
| Non-(taxable) deductible portion realized capital (gains) losses | 2,826,448 | (7,801,072) |
| Non-taxable portion unrealized capital gains | (14,494,689) | (7,833,525) |
| Non-taxable dividends | (840,908) | (2,615,016) |
| Foreign withholding tax expense | 473,439 | 423,813 |
| Adjustment to prior year's tax balance | 298 | 242,908 |
| Current income tax expense | 50,028 | - |
| Other | (163,158) | (220,930) |
| Income tax expense | 8,429,467 | 12,475,813 |

The income tax expense is represented as follows:

| | \$ | \$ |
|-------------------------------------|------------------|-------------------|
| Provision for deferred income taxes | 7,906,000 | 11,810,000 |
| Current income tax expense | 50,028 | 242,000 |
| Foreign withholding tax expense | 473,439 | 423,813 |
| Income tax expense | 8,429,467 | 12,475,813 |

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

| | December 31, 2025 | December 31, 2024 |
|---|------------------------------|----------------------|
| | \$ | \$ |
| Resource deductions available in perpetuity | (409,552) | (6,883) |
| Unrealized capital gains on investments | 57,424,069 | 43,812,619 |
| Non-capital loss carryforwards | (3,321,865) | - |
| Capital loss carryforwards | (1,980,413) | - |
| Other | (239) | 264 |
| Total deferred income tax liability | 51,712,000 | 43,806,000 |

As at December 31, 2025, the Company had capital losses of \$14,946,510 (December 31, 2024 – \$Nil) available for carryforward for tax purposes. Capital losses do not expire. Also as at December 31, 2025, the Company had non-capital losses of \$12,535,341 (December 31, 2024 - \$Nil) available for carryforward for tax purposes for 20 years.

11. Dividends

On January 31, 2025 the Company paid a cash dividend of \$0.13 per share on the issued and outstanding Common and Class A Shares as at January 17, 2025 amounting to \$5,381,391. On January 31, 2024 the Company paid a cash dividend of \$0.12 per share on the issued and outstanding Common and Class A Shares as at January 17, 2024 amounting to \$4,967,438. Subsequent to the 2025 year end, on January 30, 2026 the Company paid a cash dividend of \$0.14 per share on the issued and outstanding Common and Class A Shares as at January 16, 2026 amounting to \$5,795,344.

12. Approval of financial statements

The financial statements were approved by the Board of Directors and authorized for issue on March 20, 2026.