

CANNABIS ONE HOLDINGS INC.
(formerly Metropolitan Energy Corp.)

CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the Seven Months Ended

July 31, 2019

Unaudited – Prepared by Management

(Expressed in U.S. Dollars)

NOTICE OF NO AUDITOR REVIEW OF CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The accompanying unaudited condensed interim consolidated financial statements of Cannabis One Holdings Inc. ("the Company") for the three and seven months ended July 31, 2019 and July 31, 2018, have been prepared by the management of the Company and approved by the Company's Audit Committee and the Company's Board of Directors.

Under National Instrument 51-102, Part 4, subsection 4.3 (3) (a), if an auditor has not performed a review of the interim financial statements, they must be accompanied by a notice indicating that an auditor has not reviewed the financial statements.

The accompanying unaudited condensed interim consolidated financial statements of the Company have been prepared by and are the responsibility of the Company's management. The Company's independent auditor has not performed a review of these financial statements in accordance with standards established by CPA Canada for a review of the condensed interim financial statements by an entity's auditor.

Cannabis One Holdings Inc. (formerly Metropolitan Energy Corp.)
Condensed Interim Consolidated Statements of Financial Position
Unaudited - Prepared by Management
(Expressed in United States Dollars)

As at July 31, 2019 and December 31, 2018

	Note	July 31, 2019 \$	December 31, 2018 \$
Assets			
Current assets			
Cash		2,679	3,759,457
Receivables	16	3,697,792	1,419,552
Leases receivable	7,15	1,372,777	1,031,410
Loans receivable	8,15	52,760	59,067
Inventory	9	281,436	112,385
Prepaid expenses		15,022	11,000
		5,422,466	6,392,871
Non-current assets			
Deposits		99,500	59,500
Leases receivable	7	478,500	555,428
Loans receivable	8	52,551	42,131
Property and equipment	10	8,637,171	1,317,541
Intangible assets	11	584,246	725,170
Goodwill	4,5	7,200,539	-
		17,052,507	2,699,770
Total assets		22,474,973	9,092,641
Liabilities and shareholders' equity			
Current liabilities			
Trade and other payables	12,15	1,237,642	416,404
Lease liabilities - current portion	10	1,434,809	-
Contingent consideration - current portion	5	2,056,162	-
Warrant liability	13(d)	36,000	460,000
Tenant deposits		165,000	165,000
		4,929,613	1,041,404
Non-current liabilities			
Lease liabilities	10	3,684,300	-
Contingent consideration	5	2,570,203	-
Total liabilities		11,184,116	1,041,404
Shareholders' equity			
Share capital	13	21,083,287	10,352,917
Commitment to issue shares and warrants	13	-	95,600
Reserves	13	1,331,622	51,000
Accumulated other comprehensive income		21,905	-
Deficit		(11,145,957)	(2,448,280)
Total shareholders' equity		11,290,857	8,051,237
Total liabilities and shareholders' equity		22,474,973	9,092,641
Nature of operations and going concern	1		
Commitments and contingencies	18		
Subsequent event	20		

Approved on behalf of the Board of Directors on September 27, 2019 by:

"Darrick Payne" Director

"Joshua Mann" Director

The accompanying notes are an integral part of these condensed interim consolidated financial statements.

Cannabis One Holdings Inc. (formerly Metropolitan Energy Corp.)
Condensed Interim Consolidated Statements of Loss and Comprehensive Loss
Unaudited - Prepared by Management
(Expressed in United States Dollars)
For the three and seven months ended July 31, 2019 and July 31, 2018

	Note	Three Months ended		Seven Months ended	
		July 31, 2019 \$	July 31, 2018 \$	July 31, 2019 \$	July 31, 2018 \$
Revenue					
Lease and rental income	7,15	222,353	192,837	443,299	429,326
Product sales	15	101,011	89,147	331,791	107,216
Service income	15	1,837,788	260,749	3,477,536	500,286
Total revenue		2,161,152	542,733	4,252,626	1,036,828
Cost of Sales					
Lease expenses	7	9,300	39,360	20,720	91,840
Product expenses	9	64,826	19,360	135,809	23,295
Service expenses	15	1,486,885	315,556	3,100,467	712,677
Total cost of sales		(1,561,011)	(374,276)	(3,256,996)	(827,812)
Gross profit		600,141	168,457	995,630	209,016
Operating expenses					
Amortization	11	70,462	57,250	140,924	133,583
Consulting fees	15	221,079	101,572	370,678	233,495
Depreciation	10	152,061	1,156	198,972	5,179
Depreciation - right-of-use assets	10	216,650	-	318,046	-
Finance costs - right-of-use assets	10	127,447	-	190,982	-
General and administrative		46,195	21,319	135,181	32,415
Information technology and software		37,953	12,000	161,844	51,514
Investor relations		570,846	-	1,178,790	42,251
Management fees	15	58,142	-	127,202	-
Professional fees	15	227,065	-	515,561	8,404
Rent		22,813	24,397	40,028	43,759
Share-based compensation	13 (a)(b),15	390,706	50,000	1,021,786	100,000
Transfer agent and filing		7,941	-	38,994	-
Travel		39,550	13,367	127,331	14,324
Total operating expenses		(2,188,910)	(281,061)	(4,566,319)	(664,924)
Loss from operations		(1,588,769)	(112,604)	(3,570,689)	(455,908)
Other (expense) income					
Finance income	15	19,192	-	25,784	-
Gain on change in fair value of warrant liability	13(d)	376,000	-	17,000	-
Listing expense	3, 15	-	-	(5,447,118)	-
Loss for the period		(1,193,577)	(112,604)	(8,975,023)	(455,908)
Foreign currency translation adjustment		41,923	-	21,905	-
Loss and comprehensive loss for the period		(1,151,654)	(112,604)	(8,953,118)	(455,908)
Basic and diluted loss per common share	13(e)	(0.03)	(0.00)	(0.11)	(0.01)

The accompanying notes are an integral part of these condensed interim consolidated financial statements.

Cannabis One Holdings Inc. (formerly Metropolitan Energy Corp.)
Condensed Interim Consolidated Statements of Changes in Shareholders' Equity
Unaudited - Prepared by Management
(Expressed in United States Dollars)

For the seven months ended July 31, 2019 and July 31, 2018

	Number of Shares			Share capital							Total \$
	Common Shares #	Class A Subordinated Voting Shares #	Class B Super Voting Shares #	Common Shares \$	Class A Subordinated Voting Shares \$	Class B Super Voting Shares \$	Commitment to issue shares and warrants \$	Reserves \$	Accumulated other comprehensive loss \$	Deficit \$	
December 31, 2017	10,379,747	-	-	3,946,209	-	-	137,000	-	-	(715,565)	3,367,644
Issuance of shares for cash	934,827	-	-	315,060	-	-	-	-	-	-	315,060
Shares accrued - for services	-	-	-	-	-	-	100,000	-	-	-	100,000
Share issue costs - cash	-	-	-	(8,604)	-	-	-	-	-	-	(8,604)
Share issue costs - finders' warrants	-	-	-	-	-	-	(47,000)	47,000	-	-	-
Loss and comprehensive loss for the period	-	-	-	-	-	-	-	-	-	(455,908)	(455,908)
July 31, 2018	11,314,574	-	-	4,252,665	-	-	190,000	47,000	-	(1,171,473)	3,318,192
December 31, 2018	27,423,262	-	-	10,352,917	-	-	95,600	51,000	-	(2,448,280)	8,051,237
January 1, 2019, as previously reported	27,423,262	-	-	10,352,917	-	-	95,600	51,000	-	(2,448,280)	8,051,237
Impact of change in accounting policy	-	-	-	-	-	-	-	-	-	(182,654)	(182,654)
January 1, 2019, adjusted balance	27,423,262	-	-	10,352,917	-	-	95,600	51,000	-	(2,630,934)	7,868,583
Reverse acquisition transaction:											
Equity of Metropolitan Energy Corp.	15,202,314	-	-	3,291,458	-	-	-	279,066	-	(2,656,809)	913,715
Elimination of equity of Metropolitan Energy Corp.	-	-	-	(3,291,458)	-	-	-	(279,066)	-	2,656,809	(913,715)
Shares acquired of legal parent and re-designation of share capital	(27,423,262)	-	-	(10,352,917)	5,151,069	5,201,848	-	-	-	-	-
Issuance of shares pursuant to reverse acquisition	(15,202,314)	34,562,241	3,436,683	-	2,902,954	2,873,925	-	-	-	-	5,776,879
Issuance of LTIP and Anti-Dilution shares pursuant to reverse acquisition	-	1,955,347	224,400	-	-	-	-	-	-	-	-
Finders' warrants issued	-	-	-	-	-	-	-	316,000	-	-	316,000
Replacement warrants classified as warrant liability	-	-	-	-	-	-	-	(47,000)	-	-	(47,000)
Issuance of shares for services accrued	-	-	26,675	-	-	95,600	(95,600)	-	-	-	-
Issuance of shares for cash - warrants exercised	-	3,582,583	42,800	-	884,658	241,725	-	-	-	-	1,126,383
Issuance of shares for cash - options exercised	-	33,334	-	-	14,918	-	-	-	-	-	14,918
Re-allocated on exercise of options	-	-	-	-	10,164	-	-	(10,164)	-	-	-
Issuance of shares on acquisition - JBC Enterprises	-	-	37,358	-	-	1,100,000	-	-	-	-	1,100,000
Issuance of shares on acquisition - Honu Enterprises	-	-	87,802	-	-	2,610,178	-	-	-	-	2,610,178
Conversion of Class B SVS Shares to Class A SUB Shares	-	4,114,280	(411,428)	-	-	-	-	-	-	-	-
Share issue costs - cash	-	-	-	-	(3,752)	-	-	-	-	-	(3,752)
Share-based compensation	-	-	-	-	-	-	-	1,021,786	-	-	1,021,786
Reversal of warrant liability	-	-	-	-	-	-	-	-	-	460,000	460,000
Foreign currency translation adjustment	-	-	-	-	-	-	-	-	21,905	-	21,905
Loss for the period	-	-	-	-	-	-	-	-	-	(8,975,023)	(8,975,023)
July 31, 2019	-	44,247,785	3,444,290	-	8,960,011	12,123,276	-	1,331,622	21,905	(11,145,957)	11,290,857

The accompanying notes are an integral part of these condensed interim consolidated financial statements.

Cannabis One Holdings Inc. (formerly Metropolitan Energy Corp.)
Condensed Interim Consolidated Statements of Cash Flows
Unaudited - Prepared by Management
(Expressed in U.S. Dollars)

For the seven months ended July 31, 2019 and July 31, 2018

	Note	July 31, 2019 \$	July 31, 2018 \$
Operating activities:			
Loss and comprehensive loss for the period		(8,975,023)	(455,908)
Adjustments for:			
Lease and rental income		(58,320)	-
Amortization		140,924	133,583
Depreciation		198,972	5,179
Depreciation - right-of-use assets		318,046	-
Listing expense - non-cash portion		5,185,164	-
Finance costs - right-of-use assets		190,982	-
Share-based compensation		1,021,786	100,000
Finance income - accrued	8	(21,410)	-
Gain on change in fair value of warrant liability		(17,000)	-
Changes in non-cash working capital items:			
Receivables		(2,785,300)	124,517
Leases receivable		(264,439)	(305,566)
Inventory		(118,094)	(96,111)
Prepaid expenses and deposits		4,121	16,411
Trade and other payables		460,419	129,561
		(4,719,172)	(348,334)
Investing activities:			
Loans receivable - repayments received		-	350,000
Loans receivable - advances made		-	(350,000)
Deposit paid		(10,000)	-
Cash acquired on reverse acquisition	3	1,114,974	-
Lease payments		(216,881)	-
Acquisition of property and equipment		(1,088,257)	(916,924)
		(200,164)	(916,924)
Financing activities:			
Proceeds from issuance of shares		1,141,301	315,060
Collection of subscriptions receivable		-	130,000
Share issue costs		(3,752)	(74,996)
		1,137,549	370,064
Change in cash		(3,781,787)	(895,194)
Effect of foreign exchange on cash		25,009	-
Cash, beginning of period		3,759,457	979,368
Cash, end of period		2,679	84,174
Income taxes paid		\$ -	\$ -
Interest paid		\$ 148,070	\$ -
Interest received		\$ -	\$ -

Supplemental cash flow information

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The accompanying notes are an integral part of these condensed interim consolidated financial statements.

Cannabis One Holdings Inc. (formerly Metropolitan Energy Corp.)
Notes to the Condensed Interim Consolidated Financial Statements
For the Seven Months Ended July 31, 2019
Unaudited – Prepared by Management

1. Nature of operations and going concern

Cannabis One Holdings Inc. (formerly Metropolitan Energy Corp.) (“Metropolitan”, or the “Company”) was incorporated on July 16, 2007, under the Business Corporations Act of British Columbia. On November 8, 2018, the Company changed its name to Cannabis One Holdings Inc. (“Cannabis One”). The Company’s head office is located at 821 22nd Street, Denver Colorado, USA 80205. The Company’s registered office address is Suite 610, 700 W. Pender Street, Vancouver, British Columbia, Canada, V6C 1G8.

The Company is focused on providing personnel and management resources as well as infrastructure and equipment for use in the production, cultivation and dispensary operations of licensed cannabis businesses. The Company itself does not directly produce or sell cannabis products but rather provides support services to licensed cannabis businesses. The Company currently operates in recreational cannabis sectors in Washington, Oregon, Colorado, and Nevada where the legal commercial production and vending of cannabis is permitted by state laws.

On February 25, 2019, Metropolitan completed an acquisition of Bertram Capital Finance, Inc. (“Bertram”) a private management services company for licensed cannabis businesses, incorporated in Colorado on February 20, 2015. By way of a Definitive Agreement, Metropolitan acquired, indirectly through its inactive wholly-owned subsidiary Metropolitan Acquisition Corp., incorporated on October 3, 2018 under the laws of Colorado, all the issued and outstanding shares of Bertram in exchange for re-designated Class A Subordinated Voting Shares (“Class A SUB Shares”) and newly-created Class B Super Voting Shares (“Class B SVS Shares”), as applicable, in the capital of Metropolitan pursuant to a merger of Bertram and Metropolitan Acquisition Corp. (the “Transaction”). The Transaction constituted a reverse takeover (“RTO”) of Metropolitan by the shareholders of Bertram (Note 3).

On closing of the RTO, Metropolitan delisted from the NEX board of the TSX Venture Exchange and obtained a listing on the Canadian Securities Exchange (the “CSE”). The Class A SUB Shares of Cannabis One commenced trading on the CSE on February 26, 2019, under the symbol “CBIS.CN” The Class B SVS Shares of Cannabis One are non-trading. Additionally, Metropolitan Acquisition Corp. was dissolved and ceased to exist subsequent to closing of the RTO.

These condensed interim consolidated financial statements (the “financial statements”) have been prepared on a going concern basis which assumes that the Company will be able to continue its operations for at least the next twelve months and will be able to realize its assets and discharge its liabilities in the normal course of business.

The Company spent much of the seven months ended July 31, 2019 completing its RTO and preparing for operations as a cannabis services company in the United States, incurring significant capital expenditures and losses for corporate development, completion of acquisitions, investigation of proposed transactions, and development of the Company’s brand portfolio and market presence in the Northwest United States cannabis market. The Company’s continuing operations are dependent upon its ability to raise additional financing (Note 20), and generate profitable operations, through the negotiation of additional service agreements with customers, and completion of asset, business, and brand acquisitions. These material uncertainties may cast significant doubt upon the Company’s ability to continue as a going concern. As at July 31, 2019, the Company had working capital of \$492,853, and an accumulated deficit of \$11,145,957. Historically, the Company has funded its operations primarily through the issuance of equity. There are no assurances that the Company will continue to be successful in securing equity and/or debt financing on favorable terms.

The Company indirectly derives revenue from the cannabis industry in Washington, Oregon, Colorado, and Nevada. The cannabis industry is illegal under United States federal law. The Company is not directly engaged in the manufacture, importation, possession, use, sale or distribution of cannabis in the recreational cannabis marketplace, or medical cannabis marketplace in either Canada or the United States.

In the United States (“U.S”), 33 states, the District of Columbia, and four U.S. territories allow the use of medical cannabis. Alaska, California, Colorado, Maine, Massachusetts, Nevada, Oregon, Washington, Vermont and the District of Columbia legalized the sale and adult-use of recreational cannabis.

Cannabis One Holdings Inc. (formerly Metropolitan Energy Corp.)
Notes to the Condensed Interim Consolidated Financial Statements
For the Seven Months Ended July 31, 2019
Unaudited – Prepared by Management

1. Nature of operations and going concern (continued)

At the federal level, however, cannabis currently remains a Schedule I controlled substance under the Federal Controlled Substances Act of 1970 (“Federal CSA”). Under U.S. federal law, a Schedule I drug or substance has a high potential for abuse, no accepted medical use in the United States, and a lack of accepted safety for the use of the drug under medical supervision. As such, even in those states in which marijuana is legalized under state law, the manufacture, importation, possession, use or distribution of cannabis remains illegal under U.S. federal law. This has created a dichotomy between state and federal law, whereby many states have elected to regulate and remove state-level penalties regarding a substance which is still illegal at the federal level.

There remains uncertainty about the US federal government’s position on cannabis with respect to cannabis legal states. A change in its enforcement policies could impact the ability of the Company to continue as a going concern.

2. Significant accounting policies

Basis of presentation

These financial statements have been prepared in conformity with International Accounting Standard (“IAS”) 34, Interim Financial Reporting, using the same accounting policies as detailed in the Company’s annual audited financial statements for the year ended December 31, 2018, except as described below, and do not include all the information required for full annual financial statements in accordance with International Financial Reporting Standards (“IFRS”), as issued by the International Accounting Standards Board (“IASB”) and interpretations of the International Financial Reporting Interpretations Committee (“IFRIC”). It is suggested that these financial statements be read in conjunction with the annual audited financial statements for the year ended December 31, 2018.

On June 8, 2019, the Company announced a change in year end from December 31 to January 31, to continue the use of the year end of Metropolitan prior to closing of the RTO. As a result, the Company’s transition year is January 31, 2020, with reportable interim periods as follows: (i) Four months ended April 30, 2019; (ii) Seven months ended July 31, 2019; (iii) Ten months ended October 31, 2019; and annual financial statements for the thirteen months ended January 31, 2020.

The Company adopted IFRS 16, *Leases* (“IFRS 16”) on January 1, 2019. Changes to significant accounting policies are described below. These changes are also expected to be reflected in the Company’s annual consolidated financial statements as at and for the thirteen months ended January 31, 2020.

These financial statements have been prepared on an historical cost basis, except for financial instruments which are classified as fair value through profit or loss, and have been prepared using the accrual basis of accounting, except for cash flow information.

Principles of consolidation

These financial statements include the accounts of the Company and its wholly-owned subsidiaries as follows:

Cannabis One Holdings Inc. (formerly Metropolitan Energy Corp.)	Canada	Legal parent company
Bertram Capital Finance, Inc.	USA	Operating company

A subsidiary is an entity controlled by the Company and is included in the financial statements from the date that control commences until the date that control ceases. The accounting policies of a subsidiary are changed where necessary to align them with the policies adopted by the Company.

The Company has accounted for Cannabis One Holdings Inc. as a controlled entity requiring consolidation from the date of the RTO effective February 25, 2019 (Notes 1 and 3).

Functional and presentation currency

These financial statements are presented in United States dollars, which is the functional currency of Bertram. The functional currency of Cannabis One Holdings Inc. is the Canadian dollar (“CAD”).

Cannabis One Holdings Inc. (formerly Metropolitan Energy Corp.)
Notes to the Condensed Interim Consolidated Financial Statements
For the Seven Months Ended July 31, 2019
Unaudited – Prepared by Management

2. Significant accounting policies (continued)

Estimates and critical judgments by management

The accounting policies estimates and critical judgments, methods of computation and presentation applied in these financial statements are consistent with those of the most recent annual audited financial statements, with the addition of those listed below, and are those the Company expects to adopt in its annual consolidated financial statements for the thirteen months ending January 31, 2020.

Business combinations

Judgement is used in determining whether an acquisition is a business combination or an asset acquisition. Additionally, judgment is required to assess whether any amounts paid on the achievement of agreed upon milestones represents contingent consideration or compensation for post-acquisition services. Judgment is also required to assess whether contingent consideration arising from an acquisition should be classified as a liability or equity. Contingent consideration classified as equity is not remeasured at subsequent reporting dates and its subsequent settlement by the Company is accounted for within equity. Contingent consideration classified as a liability is remeasured at subsequent reporting dates in accordance with IAS 39 – *Financial Instruments: Recognition and Measurement*, or IAS 37 – *Provisions, Contingent Liabilities and Contingent Assets*. Estimates are made as to the fair value of assets and liabilities acquired. In certain circumstances, such as the valuation of property and equipment, intangible assets and goodwill acquired, the Company may rely on independent third-party valuers. The determination of these fair values involves a variety of assumptions, including revenue growth rates, expected operating income, and discount rates. The Company measures all the assets acquired and liabilities assumed at their acquisition-date fair values. Acquisition-related costs are recognized as expenses in the periods in which the costs are incurred and the services are received (except for the costs to issue debt or equity securities which are recognized according to specific requirements). The excess of the aggregate of the consideration paid to obtain control, and the amount of any non-controlling interest in the acquiree over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed (net assets), is recognized as goodwill as of the acquisition date.

New accounting policy

The Company adopted IFRS 16 on January 1, 2019. A number of other new standards are also effective from January 1, 2019; however, they were not deemed to have a material impact on the Company's financial statements.

IFRS 16 Leases

IFRS 16 specifies how to recognize, measure, present and disclose leases. The new standard provides a single lessee accounting model, requiring lessees to recognize assets and liabilities for all leases unless the lease term is 12 months or less or the underlying asset has a low value. Consistent with its predecessor, IAS 17 the new lease standard continues to require lessors to classify leases as operating or finance. IFRS 16 is to be applied retrospectively for annual periods beginning on or after January 1, 2019.

The most significant effect of the new standard will be the lessee's recognition of the initial present value of unavoidable future lease payments as right-of-use ("ROU") assets and lease liabilities on the statement of financial position, including those for most leases that would currently be accounted for as operating leases.

The Company has a portfolio of leases for building premises (facilities) including its corporate head office, and other facilities which are or will be sub-leased to other parties. In the context of IFRS 16, ROU assets of \$1,531,774 (Note 10) and lease liabilities of \$1,714,428 (Note 10) were recognized as at January 1, 2019, in accordance with the modified retrospective approach. The lease liability was measured at the present value of the remaining lease payments, discounted using the Company's weighted average incremental borrowing rate of approximately 10% on January 1, 2019. The ROU asset (recognized within property and equipment) was measured at amounts equal to the corresponding initial lease liability.

Cannabis One Holdings Inc. (formerly Metropolitan Energy Corp.)
Notes to the Condensed Interim Consolidated Financial Statements
For the Seven Months Ended July 31, 2019
Unaudited – Prepared by Management

2. Significant accounting policies (continued)

New accounting policy (continued)

On adoption, the following practical expedients were permitted by IFRS 16, but were not applicable to the Company:

- Accounted for leases with a remaining term of less than twelve months as at January 1, 2019, as short-term leases; and
- Accounted for lease payments as an expense for leases of low-value assets.

The modified retrospective approach does not require restatement of prior period comparative financial information and is applied prospectively. The application of IFRS 16 requires the Company to make judgments that affect the valuation of the lease liabilities and the valuation of ROU assets. These include: determining contracts that are within the scope of IFRS 16; determining the contract term; and determining the interest rate used for the discounting of future cash flows.

Comparative figures

Certain comparative figures within operating expenses on the condensed interim consolidated statement of loss and comprehensive loss have been reclassified to conform to the current period's presentation.

Updates to significant accounting policies

Leases

The Company leases some items of property and equipment. Under IFRS 16 *Leases* ("IFRS 16"), the Company assesses whether a contract to rent an item of property and equipment is, or contains, a lease. For contracts that are, or contain, leases, the Company recognizes a right-of-use asset and lease liability at the commencement date.

Pursuant to IFRS 16 lessee accounting model, the right-of-use asset is initially measured at cost, which includes the initial amount of the liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and estimates of costs to remove or dismantle the underlying asset or to restore the underlying asset or site on which the asset is located, less any lease incentives received. The right-of-use asset is subsequently depreciated using the straight-line method over the term of the lease. The lease liability is initially measured at the present value of the lease payments that are not paid as of the lease commencement date, discounted using the rate implicit in the lease or, if the implicit rate cannot be readily determined, the Company's incremental borrowing rate.

The measurement of lease liabilities includes the following types of lease payments:

- Fixed payments, including in-substance fixed payments;
- Variable lease payments that depend on an index or rate, initially measured using the index or rate as of the commencement date;
- Amounts expected to be payable under any residual value guarantees; and
- Exercise price for options that the Company is reasonably certain to exercise for an extension or option to buy, and penalties for early termination of a lease unless the Company is reasonably certain that it will not terminate the lease early. The lease liability is measured at amortized cost using the effective interest method.

The lease liability is remeasured in the following circumstances:

- If there is a change in the future lease payments resulting from a change in index or rate;
- If there is a change in the Company's estimation of the amount expected to be payable under a residual value guarantee; and
- If the Company changes its assessment of whether it will exercise an option to purchase, extend or terminate.

The Company has elected not to recognize right-of-use assets and liabilities for short-term leases that have a term of 12 months or less and for low-value assets.

Cannabis One Holdings Inc. (formerly Metropolitan Energy Corp.)
Notes to the Condensed Interim Consolidated Financial Statements
For the Seven Months Ended July 31, 2019
Unaudited – Prepared by Management

2. Significant accounting policies (continued)

Updates to significant accounting policies (continued)

Goodwill

Goodwill represents the excess of the purchase price over the fair value of the net identifiable assets of an acquired business. The Company measures goodwill as the fair value of the consideration transferred including the recognized amount of any non-controlling interest acquired, less the fair value of the identifiable assets acquired, and liabilities assumed, all measured as at the acquisition date. When the excess is negative, a bargain purchase gain is recognized immediately in profit or loss. Transaction costs, other than those associated with the issue of debt or equity securities, that the Company incurs in connection with a business combination are expensed as incurred. Goodwill that has an indefinite useful life is not subject to amortization and is tested annually for any impairment, or more frequently in the case that events or circumstances indicate that they may be impaired.

Business combinations

Business combinations are accounted for using the acquisition method. The cost of the acquisition is measured at the aggregate of the fair values at the date of acquisition of assets transferred, liabilities incurred or assumed, equity instruments issued by the Company, and contingent consideration payable. The acquiree's identifiable assets and liabilities assumed are recognized at their fair value at the acquisition date. Acquisition-related costs are recognized in profit or loss as incurred. The excess of the consideration paid over the fair value of the net identifiable assets and liabilities acquired is recorded as goodwill. Transaction costs are expensed as incurred, except if related to the issue of debt or equity securities.

Foreign currency translation

Foreign currency transactions are translated into U.S. dollars at exchange rates in effect on the date of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rate at the reporting date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the initial transaction (historical rate). Assets and liabilities of foreign operations are translated into U.S. dollars at period end exchange rates and any revenue and expenses are translated at the average exchange rate for the period. The resulting exchange differences are recognized in accumulated other comprehensive income (loss).

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3. Reverse acquisition

As described in Note 1, on February 25, 2019, Metropolitan and Bertram completed the Transaction, which constituted an RTO.

The Transaction resulted in the shareholders of Bertram obtaining control of the combined entity by obtaining control of the voting rights, governance, and management decision-making processes, and the resulting power to govern the financial and operating policies of the combined entity.

The Transaction constitutes an RTO of Metropolitan by Bertram and has been accounted for as a reverse acquisition transaction in accordance with the guidance provided in IFRS 2, *Share-based Payments* and IFRS 3, *Business Combinations*. As Metropolitan did not qualify as a business according to the definition in IFRS 3, the RTO does not constitute a business combination; rather it is treated as an issuance of equity by Bertram for the net assets of Metropolitan and Metropolitan's public listing, with Bertram as the continuing entity. Accordingly, no goodwill or intangible assets were recorded with respect to the RTO as it did not constitute a business combination.

For accounting purposes, Bertram was treated as the accounting parent company (legal subsidiary) and Metropolitan has been treated as the accounting subsidiary (legal parent) in these financial statements. As Bertram was deemed to be the acquirer for accounting purposes, its assets, liabilities and operations since incorporation are included in these financial statements at their historical carrying values. Metropolitan's results of operations have been included in these financial statements from February 25, 2019.

	February 25, 2019
	\$
Assets (liabilities) of Metropolitan acquired:	
Cash	1,114,974
Receivables	34,001
Deposit	38,017
Trade and other payables	(275,182)
Foreign currency translation adjustment	1,905
Net assets acquired	913,715
Consideration paid in RTO of Metropolitan:	\$
(1) Class A SUB Shares (fair value of 12,675,314 shares at \$0.38 (CAD\$0.50) each)	4,816,619
(1) Class B SVS Shares (fair value of 252,700 shares at \$3.80 (CAD\$5.00) each)	960,260
Finders' warrants	316,000
Replacement warrants (Note 13(d))	53,000
Replacement warrants reclassified as warrant liability	(47,000)
Transaction costs - cash (Note 13)	261,954
Total consideration paid	6,360,833
Listing expense	5,447,118

(1) Aggregate value of Class A SUB Shares and Class B SVS Shares issued as part of consideration paid in RTO of Metropolitan totals \$5,776,879.

The Transaction was measured at the fair value of the shares that Bertram would have had to issue to the shareholders of Metropolitan, to give the shareholders of Metropolitan the same percentage equity interest in the combined entity that results from the reverse acquisition had it taken the legal form of Bertram acquiring Metropolitan.

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4. Acquisition of Fat Face Farms

On April 16, 2019, the Company closed on a Definitive Asset Purchase Agreement (“Fat Face Farms APA”) and completed the acquisition of certain assets of Colorado-based JBC Enterprises LLC (“JBC” or “Fat Face Farms”) which operates the branded cannabis cultivation facility “Fat Face Farms”, located in Denver, Colorado (the “Fat Face Farms Transaction”). Under the terms of the Fat Face Farms APA, the Company acquired the business and operating assets of JBC, inclusive of all leasehold rights, intellectual property, and equipment. The Company completed the acquisition for the purpose of expanding its brand portfolio and adding expertise in respect to cultivation operations so to facilitate potential future expansion into additional state-legal markets, and to generate service income from the facilitation of Fat Face Farms’ operations.

The Fat Face Farms Transaction constitutes a business combination and has been accounted for under the acquisition method in accordance with the guidance provided in IFRS 2, *Share-based Payments* and IFRS 3, *Business Combinations*. Goodwill arose from the Fat Face Farms Transaction as the net assets acquired by the Company are considered to constitute a business. Additionally, the excess of the consideration paid by the Company reflects the benefit of expected service income, the existing brand, future market development, and the assembled work forces of JBC. These benefits were not recognized separately from goodwill because they do not meet the recognition criteria for identifiable intangible assets. None of the goodwill arising on the Fat Face Farms Transaction is expected to be deductible for tax purposes.

	April 16, 2019
Assets (liabilities) of Fat Face Farms acquired:	\$
Property and equipment	358,410
Right-of-use asset	1,015,100
Lease liability	(1,015,100)
Net assets acquired	358,410
Goodwill	741,590
Total	1,100,000
Consideration paid:	\$
Class B SVS Shares (37,358 shares at \$29.44 (CAD\$39.29) per share)	1,100,000
Total	1,100,000

Consideration paid by the Company consisted of 37,358 Class B SVS Shares for total consideration of \$1,100,000. Each Class B SVS Share is convertible into 10 Class A SUB Shares. The Class B SVS Shares were subject to a trading restriction until August 16, 2019. No trade receivables or other amounts owed by JBC to the Company were offset against the consideration paid.

Amounts incurred by the Company in respect of transaction costs are included in professional fees as part of loss and comprehensive loss. Share issue costs were \$nil.

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5. Acquisition of Honu Enterprises

On May 6, 2019, the Company closed on a Definitive Asset Purchase Agreement (“Honu APA”) with Honu Enterprises Inc. (“Honu”) a Washington-based cannabis-infused products brand, whereby the Company acquired certain assets of Honu including leasehold rights, intellectual property, inventory (non-cannabis), and equipment (the “Honu Transaction”). The Company completed the acquisition for the purpose of expanding its brand portfolio and to generate service income from the facilitation of production and licensing of Honu-branded cannabis infused products.

The Honu Transaction constitutes a business combination and has been accounted for under the acquisition method in accordance with the guidance provided in IFRS 2, *Share-based Payments* and IFRS 3, *Business Combinations*. Goodwill arose from the Honu Transaction as the net assets acquired by the Company are considered to constitute a business. Additionally, the excess of the consideration paid by the Company reflects the benefit of expected service income, the existing brand, future market development, and the assembled work forces of Honu. These benefits were not recognized separately from goodwill because they do not meet the recognition criteria for identifiable intangible assets. None of the goodwill arising on the Honu Transaction is expected to be deductible for tax purposes.

	May 6, 2019
	\$
Assets (liabilities) of Honu acquired:	
Inventory	50,957
Equipment	1,285,621
Right-of-use asset	1,059,700
Lease liability	(1,059,700)
Net assets acquired	1,336,578
Goodwill	6,458,949
Total	7,795,527
Consideration paid:	\$
Class B Super Voting Shares (87,802 shares at \$29.73 (CAD\$40.00) per share)	2,610,178
Trade receivable (forgiveness)	541,687
Loan receivable (forgiveness of principal and interest (Note 8))	17,297
Contingent consideration	4,626,365
Total	7,795,527

Consideration paid by the Company consisted of 87,802 Class B SVS Shares, the forgiveness of receivables, the forgiveness of a loan receivable including principal and interest, and the estimated fair value of contingent consideration payable upon achievement of certain revenue milestones pursuant to the Earn-Out provisions described below, for total consideration of \$7,795,527.

Each Class B SVS Share is convertible into 10 Class A SUB Shares. All Class B SVS Shares issued pursuant to the Honu Transaction will be subject to a contractual lock-up, restricting the transfer of Class B SVS Shares until November 6, 2020, with 33.33% of the locked-up Class B SVS Shares being released on each 6-month anniversary from May 6, 2019.

Amounts incurred by the Company in respect of transaction costs are included in professional fees as part of loss and comprehensive loss. Share issue costs were \$nil.

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5. Acquisition of Honu Enterprises (continued)

As part of the consideration paid, the Company is required to issue additional Class B SVS Shares to Honu upon the satisfaction of provisions applicable to two earn-out considerations (the “Earn-Outs”), as follows:

- First Earn-Out: The Company is required to issue Class B SVS Shares to Honu with a fair value \$3,426,937 upon revenues from the sale of Honu-branded products reaching \$3,426,937 for the thirteen months ended January 31, 2020;
- Second Earn-Out: The Company is required to issue Class B SVS Shares to Honu with a fair value of \$3,426,937 upon revenues from the sale of Honu-branded products reaching \$3,426,937 for twelve months ended January 31, 2021.

The Earn-Outs are payable if, and only if, applicable annual revenue targets have been met. The Earn-Outs are recognized on the acquisition date as contingent consideration. The measurement of contingent consideration is impacted by estimated probabilities of the likelihood that the sale of Honu-branded products will meet the required revenue targets and are multiplied by the specified consideration payable as stated above, which is payable in Class B SVS Shares, if such targets are met. These estimated probabilities are highly subjective and are significantly impacted by budgeted and actual results as of the acquisition date.

As of the acquisition date, and July 31, 2019, the Company estimated a 60% probability of the First Earn-Out being met, and a 75% probability of the Second Earn-Out being met. The fair value of the estimated contingent consideration of the First Earn-Out is classified within current liabilities, and the fair value of the estimated contingent consideration of the Second Earn-Out is classified within non-current liabilities.

There were no changes to the amounts recognized as contingent consideration from the acquisition date to July 31, 2019. Any changes in future estimates of the fair value of contingent consideration payable may be significant and will be recognized within profit or loss in subsequent periods.

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6. Proposed Transactions

Green Lady:

Green Lady Acquisition:

On July 11, 2019, the Company entered into a definitive share purchase agreement (the "Definitive Agreement") with the owner of all issued and outstanding securities of Green Lady IP Inc. ("Green Lady IP"), a Washington-based company that provides infrastructure services to three dispensaries operated by Green Lady Inc. and Green Lady Westside Inc. (the "Dispensary Companies").

Under the terms of the Definitive Agreement, the Company will acquire all of the issued and outstanding securities of Green Lady IP. In accordance with Washington State regulations and legislation, neither the Company, nor Bertram, shall acquire any interest in or control over regulated inventory or licenses related to the cultivation, manufacture, distribution, or sale of cannabis or cannabis-related products in connection with the proposed transaction (the "Green Lady Transaction").

Gross consideration payable to Green Lady IP in connection with the Green Lady Transaction will amount to \$3,050,000 as follows:

- \$300,000 in cash;
- \$1,350,000 in Class B SVS Shares; and
- \$1,400,000 as a non-interest bearing Promissory Note (the "Promissory Note") payable in 28 monthly cash installments of \$50,000 per month.

In the event that any payments of the Promissory Note are in default, such payments will bear simple interest at a rate of 12% per annum. Moreover, the Promissory Note will be secured against the accounts receivable or other receivables of Green Lady IP.

Green Lady Option:

In connection with the Green Lady Transaction, each of the Dispensary Companies will grant Green Lady IP an option (the "Option"), which provides the right, but not the obligation, to acquire all assets from the Dispensary Companies, including those assets related to cannabis licenses and the sale of regulated products, following certain regulatory changes in the State of Washington that would allow out-of-state ownership of the assets held by the Dispensary Companies, or a portion thereof.

Gross consideration that would be payable in respect of the exercise of the Option is \$3,200,000, comprised of:

- \$1,600,000 in cash; and
- \$1,600,000 in either (and in Green Lady IP's sole discretion): (i) Class B SVS Shares; or (ii) cash.

The Option will have an initial term of five years (the "Term"), which Term may be extended for an additional three years. The Exercise of the Option, and the exchange of monies between the parties to the Option in connection with such Exercise, will be subject to state regulatory review and approval.

As at July 31, 2019, the Company has not yet paid any portion of the above consideration payable. The timing of which is being negotiated amongst the parties.

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6. Proposed Transactions (continued)

Evergreen Organix:

On April 22, 2019, the Company announced it had executed three Definitive Agreements to acquire certain assets of Nevada-based LV 3480 Partners LLC, 3480 Investors, Inc., and Argo Finance LLC (collectively, “Evergreen Organix”) (the “Evergreen Organix Transaction”). Subject to the approval of Nevada State regulators, the Company will acquire infrastructure, intellectual property and other assets including several flower and infused-product brands. Evergreen Organix has established manufacturing and distribution relationships for the production of its suite of brands across six states: Nevada, California, Colorado, Washington, Oregon, and Montana.

Consideration payable by the Company will total \$47,710,623 comprised of Class B SVS Shares, cash, and assumed liabilities as follows:

- i. Payable to LV 3480 Partners LLC: \$24,607,506 in Class B SVS Shares less any funds previously advanced by the Company to Evergreen Organix. The Class B SVS Shares will be subject to a lock-up period of 18-months following the date of issuance which restricts the transfer of these securities during the lock-up period. During the lock-up period 33.33% of the issued Class B SVS Shares will be released from the lock-up every six months;
- ii. Payable to 3480 Investors, Inc.: \$15,000,000, comprised of \$14,355,000 in assumed liabilities and \$645,000 in cash; and
- iii. Payable to Agro Finance LLC: \$8,103,117 in cash.

Any amount owed to the Company by Evergreen Organix at the time of closing of the Evergreen Organix Transaction will be offset against the consideration payable by the Company.

As at July 31, 2019, the Company has not yet paid any portion of the above consideration payable. The timing of which is being negotiated amongst the parties.

Itachi Advisory Group:

On April 24, 2019, the Company entered into a Letter Agreement with Colorado-based cannabis industry consulting firm Itachi Advisory Group LLC (“Itachi”), to evaluate potential acquisitions for the Company of various assets related to cannabis retail, cultivation, and manufacturing operations from certain entities. Specifics as to the targeted assets and eventual consideration payable by the Company will be determined once acquirable assets are identified.

Citation Growth:

Effective March 5, 2019, the Company executed a Letter of Intent (“LOI”) to acquire a 51% ownership in California license holder, “420 Express Delivery Inc.” which operates, “Green Leaf Wellness”, a dispensary in the Coachella Valley of California, from Citation Growth Corp. (formerly Liht Cannabis Corp.) a publicly traded company on the CSE.

Consideration payable by the Company would be the rebranding of the Green Leaf Wellness dispensary, valued at US\$250,000, under Cannabis One’s “The Joint™” banner; and US\$350,000 in Class A SUB Shares of Cannabis One.

Negotiations in respect of this proposed transaction have stalled and there are no assurances that negotiations will recommence.

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7. Leases receivable

As at July 31, 2019, and December 31, 2018, leases receivable consists of two equipment lease agreements with Cannabis Corp., (Note 15).

The two lease agreements have a term of five years each and will expire on December 31, 2021 and March 31, 2022. There is no purchase option at the expiration of these leases. In addition, the Company holds the equipment as security until the end of the lease term. The Company's implicit lease rates are 4.96% and 13.61% on each of its leases. The maturities of leases receivable shown in the table below are not to be regarded as a forecast of future cash collections.

The future contractual payments, including principal and interest, are due to the Company as follows:

Year	July 31, 2019 \$	December 31, 2018 \$
2020 (remainder of period)	261,914	523,827
2021	523,827	523,827
2022	512,584	523,827
2023	64,818	97,227
Gross leases receivable	1,363,143	1,668,708
(1) Deferred leases receivable	1,255,994	950,428
Unearned lease income	(767,860)	(1,032,298)
Leases receivable (principal)	1,851,277	1,586,838
Current portion (within one year)	1,372,777	1,031,410
Long-term portion (later than one year but no later than five years)	478,500	555,428

(1) As at July 31, 2019, and December 31, 2018, lease payments due from Cannabis Corp., in the amount of \$1,255,994 (December 31, 2018 - \$950,428) are being deferred until such time that the equipment becomes usable by Cannabis Corp. The deferral is due to permitting delays at the cultivation facility that will be subleased to Cannabis Corp in Denver, CO where the equipment will be utilized.

During the seven months ended July 31, 2019, the Company earned lease income from the two equipment lease agreements totaling \$264,439 (2018 - \$305,566), included within lease and rental income.

During the seven months ended July 31, 2019, the Company also earned \$100,800 in lease and rental income pursuant to the sublease of the cultivation facility to Cannabis Corp. Moreover, the lease payments made by the Company on the cultivation facility totaled \$84,000 which was applied against lease liabilities (2018 - \$91,840 included within cost of sales (lease expense)).

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8. Loans receivable

Promissory Notes

- a) The Company has a Promissory Note Agreement outstanding with a company that has a common director with the Company (the “Borrower”). Interest is due on the unpaid principal at 10% per annum and is secured by the assets of the Borrower. The unpaid principal and interest is payable to the Company in annual installments of \$52,760, on or by every November 15, until November 15, 2020, at which time the remaining balance is due to the Company in full. As at July 31, 2019, principal and interest outstanding on this note totaled \$105,311 (December 31, 2018 - \$84,263) (Note 15).
- b) During the year ended December 31, 2018, the Company entered into five additional Promissory Note Agreements, one of which was with Cannabis Corp., a related party (Note 15). As at July 31, 2019, none of these notes remain outstanding and receivable. During the seven months ended July 31, 2019, the Company completed the acquisition of specified assets of Honu to which one of the notes related, and the consideration payable on the Honu Transaction was offset in the amount of \$17,297 (Note 5) representing principal and interest formerly outstanding on the loan receivable from Honu.

During the year ended December 31, 2018, it was determined that reasonable expectation of recovery of one of the notes was significantly hindered as the debtor failed to engage in a repayment plan with the Company. As a result, the Company issued a notice of default to the debtor on December 21, 2018 and recorded a loss provision on loans receivable in the amount of \$52,944 which included accrued interest receivable of \$1,050 (a second loss provision is discussed in (c) below) during the year then ended. As at July 31, 2019, \$nil is receivable pursuant to this note as there has been no change to the loss provision recorded during the year ended December 31, 2018.

- c) The Company has a Materials Purchases Agreement with a third party (the “MPA Debtor”) outstanding whereby the Company would advance funds to the MPA Debtor to enable their purchase of goods and materials until August 2, 2019. This note is secured by the inventory held by the MPA Debtor.

During the year ended December 31, 2018, it was determined that reasonable expectation of recovery of this note was significantly hindered as the MPA Debtor failed to engage in a repayment plan with the Company. As a result, the Company issued a notice of default to the MPA Debtor on December 26, 2018 and recorded a loss allowance on loans receivable in the amount of \$112,739 which included accrued interest receivable of \$3,664 (an additional loss provision is discussed above) during the year then ended. Refer to the disclosure on contingencies (Note 18) for details. As at July 31, 2019, \$nil is receivable from the MPA Debtor as there has been no change to the loss provision recorded during the year ended December 31, 2018.

The change in the loans receivable is as follows:

	July 31, 2019	December 31, 2018
	\$	\$
Balance, beginning of period/year	101,198	127,488
Advances	-	552,594
Repayments	-	(418,449)
Forgiveness (Note 5)	(17,297)	-
Interest adjustment and accrual (finance income)	21,410	5,248
Loss allowance (Note 16)	-	(165,683)
Balance, end of period/year	105,311	101,198

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8. **Loans receivable** (continued)

	July 31, 2019	December 31,
	\$	2018 \$
Current portion	52,760	59,067
Long-term portion	52,551	42,131
	105,311	101,198

The contractual payments, including principal and interest, are due to the Company as follows:

Year	July 31, 2019	December 31,
	\$	2018 \$
2020	52,760	48,438
2021	52,551	52,760
Total payments due	105,311	101,198
Less: interest portion	(6,063)	(21,257)
Loans receivable (principal)	99,248	79,941

9. **Inventory**

The Company's inventory consists primarily of INDVR and Honu branded hardware and product packaging (without any cannabis content) for sale to third party cannabis businesses who fill these goods with branded formulations for resale to licensed dispensaries.

Inventory recognized as an expense in cost of sales was \$135,809 for the seven months ended July 31, 2019 (2018 - \$23,295).

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10. Property and equipment

Property and equipment consists of the following:

	Extraction equipment \$	Cultivation equipment \$	Leasehold improvements \$	Furniture and equipment \$	Right-of-use assets \$	Total \$
Cost						
December 31, 2017	137,552	-	205,133	94,631	-	437,316
Additions	382,338	-	634,608	24,207	-	1,041,153
Reclassifications	27,496	64,681	2,454	(94,631)	-	-
December 31, 2018	547,386	64,681	842,195	24,207	-	1,478,469
Accumulated depreciation						
December 31, 2017	71,068	-	30,474	44,257	-	145,799
Additions	-	-	10,288	4,841	-	15,129
Reclassifications	14,206	30,051	-	(44,257)	-	-
December 31, 2018	85,274	30,051	40,762	4,841	-	160,928
Cost						
December 31, 2018	547,386	64,681	842,195	24,207	-	1,478,469
Adoption of IFRS 16 on January 1, 2019	-	-	-	-	1,531,774	1,531,774
Additions	1,285,621	418,135	1,042,862	69,356	3,488,900	6,304,874
Disposal	-	-	(51,441)	-	-	(51,441)
July 31, 2019	1,833,007	482,816	1,833,616	93,563	5,020,674	9,263,676
Accumulated depreciation						
December 31, 2018	85,274	30,051	40,762	4,841	-	160,928
Additions	64,874	21,213	101,369	11,516	318,046	517,018
Disposal	-	-	(51,441)	-	-	(51,441)
July 31, 2019	150,148	51,264	90,690	16,357	318,046	626,505
Net book value						
December 31, 2018	462,112	34,630	801,433	19,366	-	1,317,541
July 31, 2019	1,682,859	431,552	1,742,926	77,206	4,702,628	8,637,171

The Company leases cultivation equipment, and certain furniture and equipment to Cannabis Corp. (Note 7). The leased equipment is held as security until the end of the lease terms. In accordance with the terms of the existing lease agreements, the leased equipment is always owned by the Company, and possession will revert to the Company upon expiration of the lease agreements.

When the Company enters agreements to lease-out extraction equipment, cultivation equipment, and/or furniture and equipment, the carrying value is transferred from property and equipment to leases receivable when such leases meet the classification requirements of a finance lease. When the Company enters into agreements to sublease facilities that constitute right-of-use assets, these subleases are classified as operating leases when they do not need the classification requirements of a finance lease. Accordingly, their carrying values are not reclassified to leases receivable.

The Company owns certain extraction and cultivation equipment that is not yet being leased to another party as at July 31, 2019. As a result, no depreciation is taken on these items. Moreover, leasehold improvements are depreciated over the remaining lease term commencing when the underlying premises become occupied and used for the intended purpose.

During the seven months ended July 31, 2019, and the year ended December 31, 2018, the Company did not enter into any new agreements to lease or sublease any property and equipment other than right-of-use assets, to other parties.

As at July 31, 2019 and December 31, 2018, there were no impairment indicators in respect to the Company's property and equipment. During the seven months ended July 31, 2019, the Company wrote-off the cost and accumulated depreciation included within leasehold improvements in the amount of \$51,441 pursuant to a dispensary facility that the Company was formerly leasing under a month-to-month arrangement, which ceased in August 2019. The net effect of the reduction in cost and accumulated depreciation was \$nil.

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10. Property and equipment (continued)

Right-of-use Assets and Lease Liabilities

Under IFRS 16 – *Leases*, the Company assesses whether a contract is, or contains, a lease. For contracts that are, or contain, leases, the Company recognizes a right-of-use asset and lease liability at the commencement date.

The Company has identified seven contracts that are leases as defined under IFRS 16. In analyzing the identified agreements, the Company applied the lessee accounting model pursuant to IFRS 16 and considered all of the facts and circumstances surrounding the inception of the contract (but not future events that are not likely to occur). Lease liabilities were calculated with a discount rate of 10%.

Based on all the facts and circumstances at the inception of the contract, the Company has determined that the identified facility leases listed below contain a lease as defined by IFRS 16:

Location	Asset	Type	Useful life
Denver, CO	Building	Corporate head office	5.7 Years
Denver, CO	Building	Cultivation	15 Years
Denver, CO	Building	Cultivation	6.2 Years
Denver, CO	Building	Dispensary	10 Years
Longview, WA	Building	Manufacturing	5.5 Years
Portland, OR	Building	Manufacturing	5 Years
Portland, OR	Building	Manufacturing	5 Years

A reconciliation of the carrying amount of the lease liabilities recognized on initial adoption of IFRS 16 on January 1, 2019, and for the seven months ended July 31, 2019 is as follows:

	July 31, 2019
	\$
Lease liabilities	
January 1, 2019 (Note 2)	1,714,428
Additions	3,488,900
(1) Lease payments	(275,201)
Lease interest (finance costs)	190,982
July 31, 2019	5,119,109
Current portion of lease liabilities	1,434,809
Non-current portion of lease liabilities	3,684,300
Maturity analysis - contractual undiscounted cash flows	
Less than one year	1,434,809
One to five years	3,773,847
More than five years	2,102,876
Total undiscounted lease liabilities	7,311,532

(1) \$58,320 of the lease payments were made by the lessee directly to the Landlord.

Short-term leases are leases with a lease term of twelve months or less. As at July 31, 2019, and December 31, 2018, the Company did not have any short-term leases. As at July 31, 2019, there were no extension options that were reasonably certain to be exercised included in the measurement of the lease liabilities, and there were no leases with residual value guarantees.

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11. Intangible assets

During the year ended December 31, 2017, the Company entered into an Asset Purchase Agreement with Cannabis Corp., to purchase certain intellectual property for total consideration of \$1,145,000.

The intellectual property is comprised of the trade names, “Cannabis”, “The Joint™ by Cannabis”, “Incognito by Cannabis”, “Fire by Cannabis” and “Cannabis Prime”, as well as related trademarks and website domains.

	Website domains \$	Trademarks \$	Trade names \$	Total \$
Cost				
December 31, 2017, December 31, 2018, and July 31, 2019	200,000	470,000	475,000	1,145,000
Accumulated amortization				
December 31, 2017	33,333	78,332	79,165	190,830
Additions	40,000	94,000	95,000	229,000
December 31, 2018	73,333	172,332	174,165	419,830
Additions	24,616	57,846	58,462	140,924
July 31, 2019	97,949	230,178	232,627	560,754
Net book value				
December 31, 2018	126,667	297,668	300,835	725,170
July 31, 2019	102,051	239,822	242,373	584,246

12. Trade and other payables

Trade and other payables consists of the following:

	July 31, 2019 \$	December 31, 2018 \$
Trade payables	1,138,643	343,049
Accrued liabilities	98,999	73,355
	1,237,642	416,404

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13. Share capital

Authorized

In connection with closing of the RTO (Note 3), the Company's shareholders approved a Share Structure Amendment, in which the Company is authorized to issue a total of 100,000,000 shares, consisting of the following:

- 95,000,000 Class A Subordinated Voting Shares (common share equivalents, one vote per share) ("Class A SUB Shares"); and
- 5,000,000 Class B Super Voting Shares (ten votes per share) ("Class B SVS Shares"). Each Class B SVS Share is convertible at any time at the option of the holder into a Class A SUB Share.

Long-Term Incentive Plan and Anti-Dilution Agreements

In 2015, the Company established a Long-Term Incentive Plan ("LTIP") for executives and other employees and consultants of the Company, and on November 23, 2018, the Company entered into Release and Waiver Agreements ("Anti-Dilution Agreements") with certain eligible investors.

As of July 31, 2019, the Company had issued the equivalent of 4,199,350 Class A SUB Shares (December 31, 2018 – Nil) to qualified participants of the LTIP and/or Anti-Dilution Agreements (1,955,347 Class A SUB Shares, and 224,400 Class B SVS Shares).

Pursuant to the LTIP and the Anti-Dilution Agreements, 12,000,000 Rights have also been issued to certain employees, directors, consultants, and investors of the Company. The Rights permit the holder to convert each Right into Class A SUB Shares and Class B SVS Shares (depending on the holder's country of residency) for \$nil consideration upon achievement of certain Company milestones, as follows:

- 6,000,000 Rights are convertible upon the Company earning CAD\$40,000,000 in revenue for the thirteen months ended January 31, 2020; and
- 6,000,000 Rights are convertible upon the Company earning CAD\$100,000,000 in revenue for the twelve months ended January 31, 2021.

a) Transactions for the issuance of share capital:

During the year ended December 31, 2018, Bertram split its shares on a basis of approximately 5.9343-to-1. All share and per share amounts had been retroactively restated as at and for the year then ended.

During the seven months ended July 31, 2019:

- On February 25, 2019 (closing of the RTO), the Company issued the equivalent of 4,199,350 Class A SUB Shares (1,955,347 Class A SUB Shares, and 224,400 Class B SVS Shares) to certain eligible recipients of Bertram's LTIP and/or Anti-Dilution Agreements.
- On February 25, 2019, the Company issued 26,675 Class B SVS Shares to directors of the Company for past services accrued during the year ended December 31, 2018 in the amount of \$95,600, which was reclassified from commitment to issue shares and warrants, to share capital.
- The Company issued 3,582,583 Class A SUB Shares on exercise of warrants for gross proceeds of \$884,658 (CAD \$1,182,771).
- The Company issued 42,800 Class B SVS Shares (equivalent of 428,000 Class A SUB Shares) on exercise of warrants for gross proceeds of \$241,725 (CAD \$321,000).
- The Company issued 33,334 Class A SUB Shares on exercise of stock options for gross proceeds of \$14,918 (CAD \$20,000). In addition, \$10,164 representing the fair value of the options on initial vesting was re-allocated from reserves to share capital.

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13. Share capital (continued)

a) Transactions for the issuance of share capital: (continued)

During the seven months ended July 31, 2019: (continued)

- The Company issued 37,358 Class B SVS Shares on acquisition of JBC (Note 4) at a fair value of \$29.44 (CAD \$39.29) per share for total consideration of \$1,100,000 (CAD \$1,467,687).
- The Company issued 87,802 Class B SVS Shares on acquisition of Honu (Note 5) at a fair value of \$29.73 (CAD \$40.00) per share for total consideration of \$2,610,178 (CAD \$3,512,080).
- The Company issued 4,114,280 Class A SUB Shares on conversion of 411,428 Class B SVS Shares for \$nil consideration.

In connection with certain share issuances discussed above, the Company incurred \$3,752 in cash share issue costs pertaining transfer agent, and filing fees recorded as a deduction from share capital.

During the seven months ended July 31, 2018:

- The Company issued 934,827 common shares (Class A SUB Shares) at \$0.34 per share for gross proceeds of \$315,060, less cash share issue costs of \$8,604. In connection with this issuance, the Company collected \$130,000 in subscriptions receivable that were outstanding as at December 31, 2017.
- The Company accrued 296,714 common shares (Class A SUB Shares) with an aggregate fair value of \$100,000 to directors of the Company for their services provided during the seven months ended July 31, 2018. This amount was recognized as share-based compensation expense during the seven months ended July 31, 2018.

b) Stock options

The Company has an incentive stock option plan which provides that the Board of Directors of the Company may from time to time, in its discretion, and in accordance with the CSE requirements, grant to directors, officers, employees and consultants stock options to purchase Class A SUB shares of the Company, provided that the number of shares reserved for issuance will not exceed 10% of the total issued and outstanding shares of the Company. The stock options have a maximum term of five years from the date of grant, and vest over periods as determined by the Board of Directors. The exercise price of stock options granted under the Plan must not be less than the market price of the Company's Class A SUB shares which trade on the CSE.

A summary of the status of the Company's stock options as at July 31, 2019 and December 31, 2018 and changes during the period/year then ended is as follows:

	Seven months ended July 31, 2019		Year ended December 31, 2018	
	Options #	Weighted average exercise price CAD\$	Options #	Weighted average exercise price CAD\$
Options outstanding, beginning of period/year	-	-	-	-
Granted on RTO	4,900,000	0.60	-	-
Assumed on RTO	200,000	0.35	-	-
Granted	300,000	1.38	-	-
Exercised	(33,334)	0.60	-	-
Options outstanding, end of period/year	5,366,666	0.59	-	-

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13. Share capital (continued)

b) Stock options (continued)

As at July 31, 2019, the Company had stock options outstanding and exercisable as follows:

Options outstanding	Options exercisable	Exercise price (CAD)	Expiry date	Remaining life (years)
200,000	200,000	\$ 0.35	May 11, 2023	3.78
4,866,666	1,622,222	\$ 0.60	February 25, 2024	4.58
300,000	300,000	\$ 1.38	May 31, 2024	4.84

Share-based payment expense for the seven months ended July 31, 2019 was \$1,021,786 (2018 - \$100,000), which represents the fair value of the stock options that vested (2018 – the fair value of shares accrued to directors of the Company for services). Share-based payment expense for the seven months ended July 31, 2018 was \$100,000 which represents the fair value of shares accrued for services.

The fair value of the stock options granted during the seven months ended July 31, 2019, was calculated using the Black-Scholes option pricing model with the following weighted average assumptions:

	July 31, 2019
Risk-free interest rate	1.78%
Expected life of stock options	5.00 years
Expected volatility	86.16%
Dividend rate	0%

c) Warrants

A summary of the status of the Company's warrants as at July 31, 2019 and December 31, 2018 and changes during the period/year then ended is as follows:

	Seven months ended July 31, 2019		Year ended December 31, 2018	
	Warrants #	Weighted average exercise price CAD\$	Warrants #	Weighted average exercise price CAD\$
Warrants outstanding, beginning of period/year	8,239,073	0.75	-	-
Issued - Warrants attached to Units	-	-	7,905,938	0.75
Issued - Finders' warrants	1,575,000	0.40	290,809	USD \$0.34
Issued - Finders' warrants	-	-	42,326	0.50
Replacement warrants assumed on RTO	10,000,000	0.25	-	-
Exercised - Class A SUB Share equivalent	(4,010,583)	0.37	-	-
Warrants outstanding, end of period/year	15,803,490	0.49	8,239,073	0.75

As at July 31, 2019, the Company had warrants outstanding and exercisable as follows:

Number of warrants - Class A SUB Shares and equivalent	Exercise price (CAD)	Exercise price (USD) (Note 13(c))	Expiry date	Remaining life (years)
290,809	N/A	\$ 0.34	January 15, 2020	0.46
6,903,688	\$ 0.25	N/A	March 21, 2020	0.64
42,326	\$ 0.50	N/A	October 17, 2020 (1)	1.22
6,991,667	\$ 0.75	N/A	October 28, 2020 (1)	1.25
1,575,000	\$ 0.40	N/A	February 25, 2021	1.58
15,803,490				

(1) On May 27, 2019, the Company issued a notice of acceleration of the expiry date for these warrants. This notice was retracted by the Company on June 14, 2019.

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13. Share capital (continued)

c) Warrants (continued)

The fair value of the 1,575,000 finders' warrants issued, and 290,809 replacement warrants held by Bertram warrant holders (outstanding as at December 31, 2018 and issued in connection with a specific private placement) during the seven months ended July 31, 2019, was calculated using the Black-Scholes model with the following weighted average assumptions:

	July 31, 2019
Risk-free interest rate	1.80%
Expected life of warrants	1.83
Expected volatility	92.50%
Dividend rate	0%

d) Warrant liability

The change in the warrant liability is as follows:

	July 31, 2019	December 31, 2018
	\$	\$
Balance, beginning of period/year	460,000	-
Reversal	(460,000)	-
Additions	53,000	340,000
Change in fair value	(17,000)	120,000
Balance, end of period/year	36,000	460,000

In connection with a non-brokered private placement of subscription receipts in anticipation of the RTO that occurred in Bertram during the year ended December 31, 2018, 7,905,987 warrants were issued with exercise prices denominated in Canadian dollars. As these non-compensatory warrants had an exercise price denominated in a currency (Canadian dollar) different from the functional currency of Bertram (U.S. dollar), the issuing entity of the warrants at the time, the warrants were treated as a financial liability with changes in fair value recognized in profit or loss during the year ended December 31, 2018. The warrant liability was measured using Level 3 inputs within the fair value hierarchy.

As at December 31, 2018, Bertram had 7,905,987 warrants outstanding which were classified and accounted for as a financial liability. During the year then ended, Bertram recognized an expense of \$460,000 from the initial recognition plus changes in the fair value of the warrant liability from the issuance date on October 28, 2018 to December 31, 2018. The fair value of the Canadian dollar denominated warrants was determined using the Black-Scholes Pricing Model as at December 31, 2018.

In connection with closing of the RTO on February 25, 2019, these warrants became warrants outstanding in Cannabis One, whose functional currency is the Canadian dollar ("CAD"). As a result, the warrant liability was reversed, and a credit of \$460,000 was recorded to deficit. Moreover, the closing of the RTO resulted in the recognition of a separate warrant liability on 290,809 replacement warrants held by Bertram warrant holders (outstanding as at December 31, 2018) that had exercise prices denominated in U.S. dollars which is a different currency from the functional currency of Cannabis One (CAD). These warrants are considered non-compensatory as they were replacement warrants revalued in connection with closing of the RTO. As a result, these warrants were treated as a financial liability with changes in fair value recognized in profit or loss during the seven months ended July 31, 2019. The warrant liability was measured using Level 3 inputs within the fair value hierarchy.

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13. Share capital (continued)

d) Warrant liability (continued)

During the seven months ended July 31, 2019, the Company recognized a gain of \$17,000 representing the change in the fair value of the warrant liability from initial recognition on February 25, 2019, to July 31, 2019. The fair value of the U.S. dollar denominated warrants was determined using the Black-Scholes model as at July 31, 2019 as follows:

	July 31, 2019
Stock price	\$ 0.33
Exercise price	\$ 0.34
Risk-free interest rate	1.61%
Expected life of warrants	0.46 years
Expected volatility	150.00%
Dividend rate	0%

e) Loss per share amounts

Weighted average loss per common share during the seven months ended July 31, 2019 and July 31, 2018 is calculated as follows:

	July 31, 2019	July 31, 2018
	\$	\$
Numerator		
Loss for the period	(8,975,023)	(455,908)
Denominator		
Weighted average number of common shares outstanding, basic and diluted	82,138,905	34,824,896
Basic and diluted loss per common share	(0.11)	(0.01)

As at July 31, 2019, all stock options and warrants outstanding were excluded from the diluted weighted average number of common shares calculation, as their effect would have been anti-dilutive.

f) Reserves

Reserves is comprised of the accumulated fair value of stock options recognized as share-based compensation and the fair value of finders' warrants issued on private placements and warrants revalued on the RTO. Reserves is increased by the fair value of these items on vesting and is reduced by corresponding amounts when the stock options or warrants expire or are exercised or cancelled.

	Warrants	Stock Options	Total
	\$	\$	\$
December 31, 2017	-	-	-
Finders' warrants issued	51,000	-	51,000
December 31, 2018	51,000	-	51,000
December 31, 2018	51,000	-	51,000
Finders' warrants issued (Note 3)	316,000	-	316,000
Replacement warrants on RTO (reclassified to warrant liability)	(47,000)	-	(47,000)
Options exercised	-	(10,164)	(10,164)
Options vesting	-	1,021,786	1,021,786
July 31, 2019	320,000	1,011,622	1,331,622

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14. Supplemental cash flow information

The Company incurred non-cash financing and investing activities during the seven months ended July 31, 2019 and July 31, 2018, as follows:

	July 31, 2019 \$	July 31, 2018 \$
Non-cash investing activities:		
Property and equipment included in trade and other payables	125,982	-
Property and equipment additions - right-of-use assets (transition to IFRS 16)	1,531,774	-
Property and equipment additions - right-of-use assets	5,132,931	-
Non-cash financing activities:		
Reversal of warrant liability to deficit	460,000	-
Fair value of finders' warrants issued	-	47,000
Reclassification of commitment to issue shares and warrants to share capital	95,600	-

During the seven months ended July 31, 2019, the Company completed the RTO (Note 3), and acquired specified assets through the acquisitions of JBC (Note 4), and Honu (Note 5) for non-cash share consideration.

As at December 31, 2018, property and equipment included in trade and other payables totaled \$42,296.

15. Related party balances and transactions

Key management personnel include those persons having the authority and responsibility of planning, directing and executing the activities of the Company. The Company has determined that its key management personnel consist of members of the Company's Board, and its Executive Officers.

Other than as disclosed elsewhere within these financial statements, key management personnel transactions, and related party transactions and balances as at July 31, 2019, and December 31, 2018, and for the seven months ended and July 31, 2019, and July 31, 2018 are listed below. As described below and throughout these financial statements, the Company engaged in several transactions with Cannabis Corp., a company jointly owned by a spouse of an officer and director of the Company.

Key management personnel compensation:

The net aggregate compensation paid or payable to key management during the seven months ended July 31, 2019 and July 31, 2018 was as follows:

	July 31, 2019 \$	July 31, 2018 \$
(1) Share-based compensation	646,432	100,000
(2) Service expenses - cost of sales	247,500	151,140
(3) Consulting fees	247,222	175,296
(4) Management fees	127,202	80,300
(5) Professional fees	43,259	-
(3) Listing expense - consulting fees	261,954	-
	1,573,569	506,736

- (1) Share-based compensation comprised the fair value of the stock options that vested (2018 - the fair value of shares accrued to directors of the Company for services during the period then ended).
- (2) Service expense – cost of sales comprised wages and benefits paid to certain officers and directors of the Company.
- (3) Consulting fees, and listing expense comprised amounts paid to a company in which the former CFO, and a current director are partners.
- (4) Management fees are paid to the CEO of the Company.
- (5) Professional fees comprised amounts paid to a law firm in which a director of the Company is a partner.

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15. Related party balances and transactions (continued)

Other related party transactions:

The following transactions during the seven months ended July 31, 2019, and July 31, 2018 involved other related parties as follows:

	July 31, 2019	July 31, 2018
	\$	\$
Finance income on loan receivable	21,410	5,562
(1) Lease and rental income	384,979	429,325
(1) Product sales	-	96,550
(1) Service income	1,530,728	499,028

(1) Amounts charged/products sold to Cannabis Corp.

Related party balances:

The following balances were payable/receivable to/from related parties as at July 31, 2019, and December 31, 2018:

	July 31, 2019	December 31, 2018
	\$	\$
Trade and other payables due to related parties	517	195
(1) Receivables	1,474,075	339,624
(1) Current portion of leases receivable	1,372,777	1,031,410
(1) Non-current portion of leases receivable	478,500	555,428
Current portion of loans receivable	52,760	42,131
Non-current portion of loans receivable	52,551	42,131

(1) Amounts due from Cannabis Corp.

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16. Financial risk management and financial instruments

Fair value of financial instruments

IFRS 13 establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities and the lowest priority to unobservable inputs. The three levels of the fair value hierarchy are as follows:

- Level 1 – Unadjusted quoted prices in active markets for identical assets or liabilities;
- Level 2 – Inputs other than quoted prices that are observable for the asset or liability either directly or indirectly; and
- Level 3 – Inputs that are not based on observable market data.

There were no transfers between levels during the seven months ended July 31, 2019.

Classification of financial instruments

Financial assets:	Classification:	Subsequent measurement:
Cash	FVTPL	Fair value
Receivables	Amortized cost	Amortized cost
Leases receivable	Amortized cost	Amortized cost
Loans receivable	Amortized cost	Amortized cost
Deposits	Amortized cost	Amortized cost
Financial liabilities:	Classification:	Subsequent measurement:
Trade and other payables	Other financial liabilities	Amortized cost
Lease liabilities	Other financial liabilities	Amortized cost
Contingent consideration	FVTPL	Fair value
Warrant liability	FVTPL	Fair value
Tenant deposits	Other financial liabilities	Amortized cost

The fair value of cash is measured using Level 1 inputs. The carrying values of receivables, leases receivable (current portion) loans receivable (current portion), deposits, trade and other payables, and current portion of lease liabilities approximate their respective fair values due to their short-term term to maturity or guaranteed cash value at maturity.

The non-current portion of leases receivable, loans receivable, and lease liabilities also approximate fair value as they bear market rates of interest.

The Company's warrant liability and contingent consideration were measured using Level 3 inputs. See Note 13(d) for details of the Level 3 inputs and change in the warrant liability. Changes in the contingent consideration during the seven months ended July 31, 2019 was as follows:

	Contingent Consideration \$
December 31, 2017, and 2018	-
December 31, 2018	-
Additions	2,570,203
Revaluation of Level 3 instrument	-
July 31, 2019	2,570,203

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16. Financial risk management and financial instruments (continued)

Economic dependence

During the seven months ended July 31, 2019, the Company derived 45% (2018 – 99%) of its revenues from Cannabis Corp., and 39% of revenue was derived from two arm's length companies.

As at July 31, 2019, 40% (December 31, 2018 – 24%) of receivables represent amounts due from Cannabis Corp., and 60% of receivables represent amounts due from five arm's length companies (December 31, 2018 – 71% due from three arm's length companies).

Receivables:

Receivables consists of the following:

	July 31, 2019	December 31, 2018
	\$	\$
Trade receivables	3,623,273	1,419,552
Sales tax recoverable	74,519	-
	3,697,792	1,419,552

Risk management

The Company thoroughly examines the various financial instruments and risks to which it is exposed and assesses the impact and likelihood of those risks. These risks include market risk (including interest rate risk, price risk, and currency risk), credit risk, and liquidity risk.

The Board of Directors has overall responsibility for the determination of the Company's risk management objectives and policies. The overall objective of the Board is to set policies that seek to reduce risk as far as possible without unduly affecting the Company's competitiveness and flexibility.

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices are comprised of four types of risk: interest rate risk, price risk, and currency risk, and commodity price risk. The Company does not have any direct exposure to commodity price risk.

Interest rate risk

Interest rate risk is the risk that future cash flows will fluctuate as a result of changes in market interest rates. The Company is not exposed to significant interest rate risk as there are no financial instruments bearing variable rates of interest.

Price risk

Equity price risk is defined as the potential adverse impact on the Company's results of operations and the ability to obtain financing, due to movements in individual equity prices or general movements in the level of the stock market. The Company closely monitors individual equity movements and the stock market to determine the appropriate course of action to be taken by the Company. Fluctuations in value may be significant.

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16. Financial risk management and financial instruments (continued)

Market risk (continued)

Currency risk

Currency risk is the risk of change in profit or loss that arises from fluctuations of foreign exchange rates and the degree of volatility of these rates. The Company is exposed to currency risk with respect to the trade and other payables denominated in Canadian dollars, and outstanding non-compensatory warrants in Cannabis One issued with exercise prices denominated in U.S. dollars which differs from Cannabis One's Canadian functional currency. A 10% change in the foreign exchange rate between the U.S. dollar and Canadian dollar would impact profit or loss by approximately \$2,000.

Credit risk

Credit risk is the risk of financial loss to the Company if a counterparty to a financial instrument fails to meet its contractual obligations. Credit risk for the Company arises from cash, receivables, leases receivable, loans receivable, and deposits. The carrying amount of these financial assets represents the maximum credit exposure as at July 31, 2019 and December 31, 2018.

Cash is deposited in a bank account held with a major Canadian bank, and two banks in Colorado. Cash is redeemable on demand and each bank has reputable credit quality. Accordingly, the credit risk exposure on cash is limited and management considers the risk to be minimal for its cash deposits. The Company has sales tax recoverable which is due from the Canadian Government and management considers the risk to be low.

The Company is exposed to credit risk inherent in its trade receivables which include credit exposures to customers and their outstanding trade receivable balances. Credit risk relating to the leases receivable from Cannabis Corp., is considered low based upon the nature of the Company's relationship with Cannabis Corp., and its payment history in respect of other financial assets due from Cannabis Corp.

Impairment of financial assets

The Company has these types of financial assets that are subject to the expected credit loss model:

- Trade receivables arising from product sales, lease and rental income, and service income;
- Leases receivable;
- Loans receivable; and
- Deposits.

While cash is also subject to the impairment requirements of IFRS 9, the risk is insignificant.

The Company applies the IFRS 9 simplified approach to measure expected credit losses which uses a lifetime expected loss allowance for all trade receivables and leases receivable. The Company applies the general approach using practical expedients to loans receivable which involves recognition at each reporting date of a loss allowance based on a 12-month expected credit loss model without the requirement to re-assess whether any significant increases in credit risk have occurred at each reporting date.

To measure the expected credit losses, trade receivables and leases receivable have been respectively grouped based on specific credit risk characteristics, debtor circumstances, and the days past due. The volume of debtors in these respective categories is low. The expected loss amounts are based on historical payment profiles, and the corresponding historical credit losses experienced within this period for these debtors. The historical loss rates, if any, are considered and adjusted in respect of aged trade receivables to reflect current and forward-looking information on factors specific to the customers' ability to settle the receivables.

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16. Financial risk management and financial instruments (continued)

Credit risk (continued)

As at July 31, 2019, the loss allowance was \$nil for trade receivables (December 31, 2018 - \$3,000) and \$165,683 for loans receivable (December 31, 2018 - \$165,683). There has been no historical loss allowance recorded on leases receivable. During the seven months ended July 31, 2019, no additional loss provisions were recorded, and \$3,000 in trade receivables were written-off by being applied against the applicable loss allowance previously recorded.

Trade receivables, leases receivable, and loans receivable are written-off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, failure of a debtor to engage in a repayment plan with the Company, the issuance by the Company of a Notice of Default, or a Court Order for Possession, and a failure by the debtor to make contractual payments for a period of greater than 120 days past due, or shorter if specific circumstances suggest otherwise.

Impairment losses are presented as loss provisions within profit or loss. Subsequent recoveries of amounts previously written-off are credited against the same line item.

As at July 31, 2019, 100% of trade receivables were due from six customers (December 31, 2018 – 95% was due from four customers).

Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company manages liquidity by forecasting cash flows from operations and anticipating any investing and financing activities. Management and the Board of Directors are actively involved in the review, planning and approval of significant expenditures and commitments. As at July 31, 2019, the Company has working capital of \$492,853. The following table summarizes the Company's contractual maturity for its financial liabilities, including both principal and interest payments:

As at July 31, 2019	Carrying amount \$	Contractual cash flows \$	Under 1 year \$	1-3 years \$	3-5 years \$	More than 5 years \$
Trade and other payables	1,237,642	1,237,642	1,237,642	-	-	-
Lease liabilities	5,119,109	7,311,532	1,434,809	2,117,855	1,655,992	2,102,876
Tenant deposits	165,000	165,000	165,000	-	-	-

17. Capital management

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to pursue opportunities to deliver solutions for financing, and complete potential business and/or asset acquisitions of state-licensed cannabis cultivators, manufacturers, and dispensaries throughout legal markets within the United States. The Company has the ability to raise new capital through equity and debt issuances and/or through operations. The Company prepares annual estimates of expected expenditures and monitors actual expenditures compared to the estimates to ensure that there is sufficient capital on hand to meet ongoing obligations.

The Company is not exposed to any externally imposed capital requirements, nor were there changes in the Company's approach to capital management during the seven months ended July 31, 2019.

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18. Commitments and contingencies

a) Commitments:

As at July 31, 2019, the Company has commitments on a total of seven facility lease agreements (Note 10).

The Company has a lease agreement in effect for its head office which carries through to October 31, 2023, and six additional lease agreements for facilities including cultivation, manufacturing, and dispensary facilities which are or will be subleased to other parties. Certain of these facilities are or will be subleased to Cannabis Corp.

The Company's minimum annual commitments on the leases in effect as at July 31, 2019 are as follows:

Fiscal Year	Total Commitment \$
2020 (remainder for the year)	503,563
2021	1,025,816
2022	1,054,996
2023	1,084,920
2024	1,076,689
Thereafter	2,565,548
	7,311,532

As at July 31, 2019, the Company has three sublease agreements in effect whereby it subleases facilities to other parties. Two of which relate to subleases to Cannabis Corp (one cultivation facility and one dispensary), and the third relates to a manufacturing facility subleased to a third party. Minimum annual lease payments to be received by the Company over the terms of the leases are as follows:

Fiscal Year	Total Commitment \$
2020 (remainder for the year)	384,947
2021	777,868
2022	792,208
2023	806,978
2024	822,184
Thereafter	1,660,712
	5,244,897

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18. Commitments and contingencies (continued)

b) Contingencies:

Alan and Brooks Builders LLC (“A&B”)

In October 2018, the Company received a notice of civil claim against the Company with respect to the construction of one of the Company’s leased properties. A&B was originally seeking to recover \$507,767 in labor and materials related to work performed, but after a mediation meeting and further clarification, the amount claimed was significantly reduced to \$213,000. It is the position of the Company that A&B was hired to perform certain construction services at the property, but that the parties never entered into a written contract and never agreed to the cost of construction services.

Legal discovery and depositions have been initiated between the parties but, in early September, the court granted A&B’s motion to continue the commencement of any court proceedings for at least one (1) to three (3) months. Management, in consultation with legal counsel, assesses that it is not probable that the claim of A&B will be successful and that the Company will be required to pay any amounts. Accordingly, no provision for possible loss has been included in these financial statements.

Bronner Corp. (“Bronner”)

In December 2018, the Company filed a claim against Bronner for breach of contract pursuant to the Materials Purchases Agreement entered into on August 2, 2018 (Note 6(c)) as Bronner had failed to engage in a repayment plan with the Company on the funds advanced by the Company to Bronner. The Company is seeking repossession of inventory which was pledged as security for the funds advanced, and monetary damages of approximately \$130,000.

On April 29, 2019, Bronner filed an answer to the litigation and asserted counterclaims. Bronner is also seeking to consolidate this lawsuit with the Strainz & Bronner lawsuit described below. A response to the counterclaim was provided by the Company on May 20, 2019. The Company answered the counterclaims and has proceeded with litigation against Bronner.

On June 4, 2019, the Motion to Consolidate its action against Bronner with the related lawsuit filed by Strainz and Bronner (as noted below) was granted by the court in favour of the Company. Further, on June 24, 2019, the Company provided its response in support of the Motion to Dismiss or to join Strainz and Honu to the same action.

This action is now consolidated with the Strainz and Bronner action described below in this note. The likelihood of success of this litigation cannot be determined at this time. Accordingly, no contingent asset has been included in these financial statements.

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18. Commitments and contingencies (continued)

b) Contingencies (continued):

Strainz, Inc. (“Strainz”) & Bronner

On January 29, 2019, Strainz and Bronner filed a claim against the Company claiming breach of contract, breach of implied covenant of good faith and fair dealing, misappropriation of trade secrets, and fraudulent misrepresentation and concealment. Strainz and Bronner were parties to loans receivable that were written-off during the year ended December 31, 2018. Strainz and Bronner are seeking monetary damages against the Company.

On April 29, 2019, the Company filed a Motion to Dismiss this proceeding on the basis that necessary and indispensable parties were not made parties to the litigation. Strainz and Bronner have also filed a Motion to Consolidate this proceeding with the proceeding involving Bronner as noted above. Court ruling on the Motion to Dismiss filed by the Company is pending. The Company responded to the Motion to Consolidate on May 20, 2019. On June 4, 2019, the Motion to Consolidate its action against Bronner with the related lawsuit filed by Strainz and Bronner (as noted above) was granted by the court in favour of the Company.

The Company intends to answer and proceed vigorously with this proceeding. Management believes the claims asserted against the Company are believed to be substantially groundless, frivolous, and simply asserted as a means to extort and extract payment from the Company. The Company denies that there is any merit to any of the claims asserted against it and denies that any of the claims are supported by evidence. The Motion to Consolidate has been granted by the court, combining the multiple actions between these parties into a single matter.

On August 16, 2019, the Company filed its Reply to Strainz and Bronner’s counterclaims, filed a Motion to Amend its Complaint, and provided its Proposed Amended Complaint and exhibits with the court. Strainz and Bronner must provide their responses to these motions by mid-September 2019 (not completed) in advance of a ruling by the court.

No complete evaluation can be made of the likelihood of success of these legal proceedings at this time. The Company believes that many of the claims are unfounded and the damages claimed are greatly overstated. Accordingly, no provision for possible loss has been included in these financial statements.

19. Segmented information

The Company operates in one segment which is providing personnel and management resources, infrastructure and equipment for use in the production, cultivation and dispensary operations of licensed cannabis businesses. Reportable segments are defined as components of an enterprise about which separate financial information is available that is evaluated regularly by the chief operating decision maker in deciding how to allocate resources, and in assessing performance.

All of the Company’s long-lived assets are located in the United States. All revenues were generated in the United States.

During the seven months ended July 31, 2019, four customers (2018 – one customer) represented more than 10% of revenue individually:

	July 31, 2019		July 31, 2018	
	Amount	Percentage	Amount	Percentage
	\$	%	\$	%
Lease and rental income	384,979	87%	429,326	100%
Product sales	150,445	45%	96,550	90%
Service income	2,336,986	67%	499,082	99%

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20. Subsequent event

In September 2019, the Company closed two tranches of a non-brokered private placement for aggregate gross proceeds of \$1,335,197 (CAD \$1,776,000). The private placement comprised of:

- 3,075,000 Class A SUB Units (“Class A Units”) at a price of \$0.30 (CAD \$0.40) per Class A Unit for proceeds of \$924,714 (CAD \$1,230,000); and
- 136,499 Class B SVS Units (“Class B Units”) at a price of \$3.00 (CAD \$4.00) per Class B Unit for proceeds of \$410,480 (CAD \$545,996).

Each Class A Unit comprises one Class A SUB Share and one Class A warrant exercisable at CAD \$0.60 each until either September 3, 2021 or September 12, 2021.

Each Class B Unit comprises one Class B SVS Share and one Class B warrant exercisable at CAD \$6.00 each until either September 3, 2021 or September 12, 2021.