PARKIT ENTERPRISE INC.

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE THREE AND NINE MONTH PERIODS ENDED SEPTEMBER 30, 2021

(UNAUDITED)

Notice of Non-Review of Interim Financial Statements

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

The accompanying unaudited condensed consolidated interim 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 condensed consolidated interim financial statements in accordance with standards established by the Chartered Professional Accountants of Canada for a review of condensed consolidated interim financial statements by an entity's auditor.

PARKIT ENTERPRISE INC.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF FINANCIAL POSITION
(Expressed in Canadian Dollars)
(Unaudited)

AS AT		September 30, 2021		December 31, 2020
				(note 2)
ASSETS				
Investment properties (note 3)	$	101,847,078	$	36,250,000
Investment in equity-accounted investees and long-term receivable (note 4)		14,410,582		14,557,264
Cash		56,305,690		9,140,322
Accounts receivable (note 5)		517,078		297,154
Prepaid expenses and deposits		1,358,473		87,550
	$	**174,438,901**	**$**	**60,332,290**
LIABILITIES AND EQUITY				
Debt (note 6)	$	17,239,594	$	25,923,039
Accounts payable and other liabilities (note 7)		2,257,107		728,190
		19,496,701		**26,651,229**
Equity (note 8)				
Share capital		167,200,159		43,405,872
Contributed surplus		1,689,862		34,700
Deficit		(13,947,821)		(9,759,511)
		154,942,200		**33,681,061**
	$	**174,438,901**	**$**	**60,332,290**

Commitments (note 4)
Subsequent events (note 15)

Approved and authorized by the Board on November 15, 2021:

"Steven Scott" Director   *"Iqbal Khan"* Director

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

PARKIT ENTERPRISE INC.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF OPERATIONS AND COMPREHENSIVE LOSS
(Expressed in Canadian Dollars)
(Unaudited)

	For the three months ended September 30, 2021	For the three months ended October 31, 2020 (note 2)	For the nine months ended September 30, 2021	For the nine months ended October 31, 2020 (note 2)
Investment properties revenue	$ 1,741,371	$ -	$ 3,663,562	$ -
Investment properties expenses	(694,785)	-	(1,455,130)	-
Net rental income	1,046,586	-	2,208,432	-
Other income and expenses				
Share of loss from equity-accounted investees (note 4)	6,547	4,054,601	320,002	4,737,308
General and administrative expenses and other income (note 9)	291,132	103,694	849,373	298,538
Share-based compensation (note 8b)	-	276	1,667,520	3,474
Transaction costs and land transfer taxes (note 3)	689,838	-	1,793,739	-
Depreciation (note 3)	562,434	-	1,159,224	-
Finance costs (note 10)	174,945	-	594,037	-
	1,724,896	4,158,571	6,383,895	5,039,320
Loss before tax	**(678,310)**	**(4,158,571)**	**(4,175,463)**	**(5,039,320)**
Income tax expense	-	(197,437)	(12,847)	(197,502)
NET LOSS AND COMPREHENSIVE LOSS	**$ (678,310)**	**$ (4,356,008)**	**$ (4,188,310)**	**$ (5,236,822)**
Loss per share attributable to shareholders of the Company:				
Basic and diluted	$ (0.00)	$ (0.12)	$ (0.02)	$ (0.15)
Weighted average number of common shares outstanding:				
Basic and diluted	233,549,647	34,854,257	209,469,301	34,854,257

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

PARKIT ENTERPRISE INC.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS
(Expressed in Canadian Dollars)
(Unaudited)

	For the nine months ended September 30, 2021	For the nine months ended October 31, 2020
		(note 2)
OPERATING ACTIVITIES		
Net loss for the period	$ (4,188,310)	$ (5,236,822)
Items not affecting cash:		
Share of loss from associate	-	600,891
Share of loss from joint ventures	320,002	4,136,417
Share-based payments	1,667,520	3,474
Unrealized foreign exchange	(2,463)	(8,822)
Transaction costs and land transfer taxes	1,793,739	-
Depreciation	1,159,224	-
Finance costs	594,893	-
Changes in non-cash working capital items:		
Accounts receivable	(218,069)	(62,632)
Prepaid expenses and deposits	(1,270,923)	(3,637)
Accounts payable and other liabilities	743,468	222,225
Cash flows from (used in) operating activities	599,081	(348,906)
INVESTING ACTIVITIES		
Acquisition of investment properties	(61,249,500)	-
Additions to properties under development	(523,704)	
Transaction costs and land transfer taxes	(1,909,284)	-
Contributions to joint venture (note 4)	(172,456)	(33,770)
Distributions from joint venture	-	418,275
Cash flows (used in) from investing activities	(63,854,944)	384,505
FINANCING ACTIVITIES		
Proceeds from private placements (note 8(a))	125,261,003	-
Share issuance costs	(5,523,590)	-
Proceeds from exercise of stock options	28,000	-
Repayment of debt	(8,698,198)	-
Interest paid	(581,651)	-
Debt issuance costs	(61,087)	-
Cash flows from financing activities	110,424,477	-
Change in cash during the period	47,168,614	35,599
Effect of exchange rate changes on cash	(3,246)	1,581
Cash, beginning of period	9,140,322	551,455
CASH, END OF PERIOD	**$ 56,305,690**	**$ 588,635**

Supplemental information with respect to cash flows (note 13)

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

PARKIT ENTERPRISE INC.
CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY
(Expressed in Canadian Dollars)
(Unaudited)

	Share capital								
	Number		**Amount**		**Contributed Surplus**		**Deficit**		**Total**
Balance, December 31, 2020	114,854,257	$	43,405,872	$	34,700	$	(9,759,511)	$	33,681,061
Shares issued – private placements	115,928,390		125,261,003		-		-		125,261,003
Shares issued – consideration for acquisition of investment properties	2,667,000		4,000,500		-		-		4,000,500
Shares issued – exercise of stock options	100,000		40,358		(12,358)		-		28,000
Share issuance cost	-		(5,507,574)		-		-		(5,507,574)
Share-based payments	-		-		1,667,520		-		1,667,520
Net loss for the period	-		-		-		(4,188,310)		(4,188,310)
Balance, September 30, 2021	**233,549,647**	**$**	**167,200,159**	**$**	**1,689,862**	**$**	**(13,947,821)**	**$**	**154,942,200**

	Share capital								
	Number		**Amount**		**Contributed Surplus**		**Deficit**		**Total**
Balance, January 31, 2020	34,854,257	$	23,457,588	$	31,226	$	(2,954,620)	$	20,534,194
Share-based payments	-		-		3,474		-		3,474
Net loss for the period	-		-		-		(5,236,822)		(5,236,822)
Balance, October 31, 2020	**34,854,257**	**$**	**23,457,588**	**$**	**34,700**	**$**	**(8,191,442)**	**$**	**15,300,846**

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

1. NATURE OF OPERATIONS

Parkit Enterprise Inc. ("Parkit" or the "Company") was incorporated pursuant to the *Business Corporations Act* (British Columbia) on December 6, 2006. The Company was continued into the Province of Ontario on July 9, 2021. The Company's head office, principal address is now 100 Canadian Rd, Toronto, Ontario, Canada, M1R 4Z5, and its registered and records office is Suite 6000, 1 First Canadian Place, 100 King Street West, Toronto, Ontario, Canada, M5X 1E2. Parkit's common shares are listed on TSX Venture Exchange ("TSX-V") (Symbol: PKT) and on the OTC (Symbol: PKTEF).

Parkit is engaged in the acquisition, growth and management of industrial real estate in Canada to complement its parking assets in the United States (note 3). The Company, through its subsidiary Greenswitch America, Inc. holds investments in parking real estate in the United States of America.

2. SIGNIFICANT ACCOUNTING POLICIES

Change in fiscal year-end and comparatives

Effective December 31, 2020, the Company changed its financial year-end to December 31 from October 31. Comparative figures in preparing these condensed consolidated interim financial statements have been reclassified to conform to the current period presentation, and to reflect the results for the three and nine months ended October 31, 2020 in the condensed consolidated interim statements of operations and comprehensive loss, cash flows and changes in equity.

Basis of preparation and statement of compliance

These condensed consolidated interim financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB") applicable to the preparation of interim financial statements, including International Accounting Standard ("IAS") 34 Interim Financial Reporting.

These condensed consolidated interim financial statements follow the same accounting policies and methods of application as the Company's most recent fiscal year-end consolidated financial statement, and should be read in conjunction with the Company's consolidated financial statements as of December 31, 2020, which were prepared in accordance with IFRS as issued by the IASB. The accounting policies set out in Note 3 of the Company's audited financial statements as at December 31, 2020, have been applied in preparing these condensed interim consolidated financial statements.

Use of estimates and judgments

The preparation of these condensed consolidated interim financial statements in accordance with IFRS requires that the Company's management make assumptions and estimates of effects of various future events on the carrying amounts of the Company's assets and liabilities at the end of the reporting period. Estimates are reviewed on an ongoing basis using historical experience and other factors that are considered relevant given the circumstances. Revisions to estimates and the resulting effects on the carrying amounts of the Company's assets and liabilities are accounted for prospectively. Actual results may materially differ from these estimates.

A full list of the key sources of estimation uncertainty can be found in the Company's audited consolidated financial statements as of December 31, 2020. The full extent of the impact of COVID-19 on the Company's and its joint venture operations and future financial performance remain unknown, and this uncertainty could materially affect estimates and assumptions used to prepare the condensed consolidated interim financial statements, particularly related to the estimation of fair values and recoverable amounts reported by the Company, its associate, and its joint ventures.

(Expressed in Canadian Dollars)

3. INVESTMENT PROPERTIES

	September 30, 2021
Income-producing investment properties (net)	$ 100,340,776
Properties under development	1,506,302
Balance at end of period	**$ 101,847,078**

	Nine months ended September 30, 2021
Balance at beginning of period	$ **36,250,000**
Additions:	
Direct acquisitions	65,250,000
Properties under development	1,506,302
Transaction costs and land transfer taxes (i)	1,793,739
Total additions to investment properties	**68,550,041**
Changes included in net loss:	
Transaction costs and land transfer taxes (i)	(1,793,739)
Depreciation	(1,159,224)
Total changes included in net loss	**(2,952,963)**
Balance at end of period ii	**$ 101,847,078**

i. Any transaction costs with respect to an asset acquisition are capitalized to the underlying asset. However, where the transaction costs and land transfer taxes exceed the fair value of the asset on acquisition, the transaction costs will be expensed in the period incurred.

ii. Certain investment properties are pledged as security for debt as of September 30, 2021 (note 6).

As of September 30, 2021, the cost of income-producing investment properties of $101,500,000 is comprised of $45,256,575 in land and $56,243,425 in buildings. The Company recorded depreciation of $562,434 for the three months ended September 30, 2021 and $1,159,224 for the nine months ended September 30, 2021.

The Company leases industrial properties to tenants under operating leases. Minimum rental commitments on non-cancellable tenant operating leases over their remaining terms are as follows:

	September 30, 2021
2021	$ 922,690
2022	3,681,055
2023	3,521,346
2024	2,954,137
2025	2,719,461
2026+	8,208,422
Total	**$ 22,007,111**

(Expressed in Canadian Dollars)

4. INVESTMENT IN EQUITY-ACCOUNTED INVESTEES AND LONG-TERM RECEIVABLE

	September 30, 2021	December 31, 2020
Investment in joint ventures	$ 12,544,259	$ 12,691,805
Investment in associate	643,187	643,187
Long-term receivable	1,223,136	1,222,272
Balance – end of period	**$ 14,410,582**	**$ 14,557,264**

Interests in joint ventures

The Company uses the equity method for accounting for joint ventures. The significant joint venture of the Company is as follows:

Name of Joint Venture	Place of Incorporation	Percentage Ownership September 30, 2021	Percentage Ownership December 31, 2020	Principal Activity	Functional Currency
PAVe LLC	USA	50%	50%	Member/Administrator of OP Holdings and PAVe Nashville, LLC	USD$

PAVe LLC

In April 2015, the Company's subsidiary, Greenswitch America and PRE jointly created separate legal entities, PAVe LLC and PAVe Admin to manage and oversee the parking assets of OP Holdings as an administrator. PAVe Admin is an entity created for legal purposes and holds no assets or liabilities.

PAVe LLC has different class of membership units, and the entitlements to distributions from these investments are different among each class PAVe LLC.

The Company is entitled to an 82.83% (December 31, 2020 – 82.83%) economic allocation of distributions from OP Holdings to PAVe LLC. PAVe LLC is a 29.45% (December 31, 2020 – 29.45%) equity member of OP Holdings with PAVe LLC accounting for OP Holdings as an investment in associate. OP Holdings holds a portfolio of U.S. based parking facilities, including Canopy, previously held by Green Park Denver, LLC ("Green Park Denver").

PAVe LLC also owns Fly Away Parking by PAVe Nashville, LLC ("Nashville"). Nashville is held by PAVe LLC directly, and is not part of OP Holdings. The Company is entitled to a 50% economic allocation of distributions from Nashville to PAVe LLC.

Carrying values of joint ventures

The activity for the Company's investment in PAVe LLC is set out below:

	Nine months ended September 30, 2021
Balance – beginning of period	$ 12,691,805
Contributions	172,456
Share of income or (loss) from joint ventures	(320,002)
Balance – end of period	**$ 12,544,259**

(Expressed in Canadian Dollars)

4. INVESTMENT IN EQUITY-ACCOUNTED INVESTEES AND LONG-TERM RECEIVABLE (continued)

Commitments

Pursuant to the OP Holdings joint venture and the PAVe LLC operating agreements, the Company has a commitment to contribute up to 5% of any capital call made by the OP Holdings joint venture. Capital calls will be made for the purpose of acquiring new parking real estate assets as jointly agreed by the members, and at other times as the joint venture may require working capital. No provision has been accrued by the Company at September 30, 2021 with respect to this commitment.

In connection with the acquisition of Fly-Away Parking in October 2015, Greenswitch America together with PAVe and two other parties (collectively the “Borrowers”) entered into a loan and security agreement pursuant to which the Borrowers received a bank loan as partial consideration for the acquisition (the “Loan”). In connection with the Loan, the Borrowers have each granted a security interest in all of their present and future assets and property including the property and assets of Fly-Away Parking. The loan bears interest at LIBOR plus 285 basis points and matures on October 30, 2022. As of September 30, 2021, the outstanding principal balance was US$4,239,954. No provision has been accrued by the Company at September 30, 2021 with respect to this commitment.

Summarized financial information of joint venture

The assets and liabilities of the joint ventures translated into Canadian dollars are summarized as follows:

	September 30, 2021	December 31, 2020
Assets		
Cash	$ 754,575	$ 256,033
Other current assets	10,539	10,532
Parking facility	6,079,947	6,149,488
Goodwill	884,498	883,873
Interest in associate	15,477,689	15,534,980
	23,207,248	22,834,906
Liabilities		
Accounts payable	956,615	570,116
Borrowings	6,721,614	6,494,170
	7,678,229	7,064,286
Net assets of joint ventures	**15,529,019**	**15,770,620**
Company’s interests in net assets (i)	83%	83%
Net assets attributable to the Company (ii)	**$ 12,872,791**	**$ 13,012,382**
Investment in joint venture (iii)	**$ 12,544,259**	**$ 12,691,805**

(Expressed in Canadian Dollars)

4. INVESTMENT IN EQUITY-ACCOUNTED INVESTEES AND LONG-TERM RECEIVABLE (continued)

Summarized financial information of joint venture (continued)

The operations of the joint ventures translated using average exchange rates for the period are summarized as follows:

	Three months ended September 30, 2021	Three months ended October 31, 2020	Nine months ended September 30, 2021	Nine months ended October 31, 2020
Property revenue	$ 522,058	$ 196,725	$ 1,099,970	$ 733,577
Property expenses	(537,003)	(320,097)	(1,201,445)	(922,324)
Net property income (loss)	(14,945)	(123,372)	(101,475)	(188,747)
Depreciation expense	(64,340)	(65,743)	(178,052)	(202,196)
Mortgage interest expense	(62,807)	(51,386)	(241,884)	(101,147)
Impairment on goodwill	-	(1,962,068)	-	(1,962,068)
Loss – property operations	(142,092)	(2,202,569)	(521,411)	(2,454,158)
Profit or (loss) from associate	71,016	(2,883,965)	(67,051)	(3,468,339)
General and administrative expenses	-	429	-	(74,030)
Loss	$ (71,076)	$ (5,086,105)	$ (588,462)	$ (5,996,527)
Company % share of profit or loss (iv)				
Share of profit or (loss) from joint ventures	**$ (6,547)**	**$ (3,453,710)**	**$ (320,002)**	**$ (4,136,417)**

i. PAVe LLC has different classes of membership units, and the entitlements to voting and distributions are different among each membership class. The Company's entitlements to each membership class ranges from 0% to 82.83%. Accordingly, the Company has determined that it will equity account for its economic share of interest in the joint venture rather than its equity participation.

ii. The functional currency of the joint ventures is the United States dollar. The net assets of the joint venture and the net assets attributable to the Company in the above table were translated using the period end exchange rates.

iii. In accordance with the Company's accounting policy, the carrying value of the investment in the joint venture on the consolidated statements of financial position is translated into Canadian dollars at historical cost. The difference in the translation method accounts for the difference between "net assets attributable to the Company" and "investment in joint venture" in the above table.

iv. The Company, based on its membership in the OP Holdings joint venture and Fly Away Parking joint venture, is entitled to profits (losses) on the investments included in the joint ventures ranging from 50% to 82.8% based on the membership agreement and waterfall calculations for each joint venture. As a result, the calculated percentage of the Company's total share of profits (losses) of the joint venture profits (losses) will vary from period to period.

Investment in Associate

Green Park Denver

In April 2015, the Company's then subsidiary Green Park Denver sold Canopy Airport Parking ("Canopy") to OP Holdings, and in July 2015 Green Park Denver was deconsolidated as a subsidiary with the fair value of the retained interest in Green Park Denver recorded as an investment in associate accounted for using the equity method.

The only significant asset retained in the associate is an earnings-based contingent receivable from OP Holdings. The associate measures the contingent consideration receivable at fair value through profit or loss. The associate has no continuing operations and is being maintained to receive the earn-out payments.

(Expressed in Canadian Dollars)

4. INVESTMENT IN EQUITY-ACCOUNTED INVESTEES AND LONG-TERM RECEIVABLE (continued)

Investment in Associate (continued)

The earn-out is payable in three tranches. The first tranche was earned and paid upon achievement of targets on April 22, 2016. The second tranche was earned and paid upon achievement of targets on April 22, 2017. The final tranche is payable upon disposition of certain assets in OP Holdings. Pursuant to the members' agreement, the Company's interest was 47.7% for the first tranche and 40.6% for the second and third tranches.

As of October 31, 2020, the Company adjusted its assumptions regarding the pay-out of the consideration receivable using a weighted average probability of the expected timing for the pay-out of the contingent consideration. The adjustment to the carrying value of the consideration receivable was recognized as a reduction in the associate's profit and loss in the amount of $600,892 for the three and nine months ended October 31, 2020. There was no activity for the three and nine months ended September 30, 2021.

Long-term receivable

	September 30, 2021	December 31, 2020
Advances to PRE	$ 1,259,833	$ 1,258,943
Less current portion (note 5)	(36,697)	(36,671)
Long term receivable	**$ 1,223,136**	**$ 1,222,272**

At the inception of the joint ventures, the Company advanced funds to Parking Real Estate, LLC ("PRE"), a joint venture partner, for the purpose of PRE funding investments in income-producing properties and related costs of acquisition. As of September 30, 2021, the balance of the advance to PRE was $1,259,833 (US$988,802), of which $36,697 (US$28,802) is to be repaid from the assignment of certain distributions due to PRE and the balance of $1,223,136 (US$960,000) is to be repaid upon disposition of certain investments or parking assets.

There were no repayments during the three and nine months ended September 30, 2021.

5. ACCOUNTS RECEIVABLE

	September 30, 2021	December 31, 2020
Current portion of advances to PRE (note 4)	$ 36,697	$ 36,671
Management fees	333,496	238,726
Rent receivable on investment properties	146,885	-
Parking services receivable	-	21,757
Total	**$ 517,078**	**$ 297,154**

(Expressed in Canadian Dollars)

6. DEBT

The debt is summarized as follow.

	Maturity range	Interest rate	September 30, 2021	December 31, 2020
Mortgages:				
At amortized cost – fixed (i)	*Maturity: January 1, 2024*	4.46%	$ 8,254,169	$ 8,414,227
At FVTPL				
- Mortgages			9,013,099	8,612,822
- Interest rate swap (ii)			35,942	624,191
	Maturity: November 1, 2029	3.49%	9,049,041	9,237,013
Total mortgages			**17,303,210**	**17,651,240**
Vendor take-back loans (promissory notes):				
At amortized cost – Fixed (iii)	-	6%	-	8,350,168
Total Debt			**$ 17,303,210**	**$ 26,001,408**
Financing costs, net (iv)			(63,616)	(78,369)
Carrying value			**$ 17,239,594**	**$ 25,923,039**

i. The mortgage is collateralized by a first charge on specific investment properties (note 3).

ii. The mortgage models a fixed rate mortgage with a set interest rate of 3.49% over a 10-year amortization period with a fixed monthly repayment. The components of a mortgage consist of (1) a mortgage with a non-revolving floating rate instalment payment in fixed principal amounts plus interest at the lender's prime rate plus 1.30% per annum, where prime rate is 1.5% and (2) banker acceptance swap for a stamping fee at 1.50% per annum. There is an interest rate swap that limits the floating interest rate exposure under the loan to a fixed rate of 3.49% per annum. The swap contract requires settlement of net interest receivable or payable every 30 days. The settlement dates coincide with the dates on which interest is payable on the underlying mortgage payable. As at September 30, 2021, the mortgage has been accounted for at FVTPL and the interest rate swap has been accounted for at FVTPL. The interest rate swap was in a net liability position amounting to $35,942.

iii. The vendor take-back loans were repaid in full during the nine months ended September 30, 2021 (note 8(a)).

iv. The deferred financing costs consist of fees and costs incurred to obtain the related mortgage financing, less accumulated amortization of $14,753 at September 30, 2021.

(Expressed in Canadian Dollars)

6. DEBT (continued)

The following table provides a continuity of total debt for the nine months ended September 30, 2021.

	Mortgages	Vendor take-back loans	Total
Total debt at December 31, 2020	**$ 17,572,871**	**$ 8,350,168**	**$ 25,923,039**
Debt repayment	(348,030)	(8,350,168)	(8,698,198)
Change in fair value of mortgage payable measured at FVTPL	588,249	-	588,249
Change in fair value of interest rate swap	(588,249)	-	(588,249)
Amortization of debt issuance costs	14,753	-	14,753
Total debt at September 30, 2021	**$ 17,239,594**	**$ -**	**$ 17,239,594**

Principal repayments on mortgages in each of the next five years and thereafter are estimated as follows:

	Total
2021	$ 118,298
2022	484,933
2023	504,291
2024 (i)	8,020,432
2025	289,383
Thereafter (i)	7,885,873
	$ 17,303,210

i. Includes debt balance due at maturity.

7. ACCOUNTS PAYABLE AND OTHER LIABILITIES

	September 30, 2021	December 31, 2020
Current:		
Accounts payable and accrued liabilities	$ 1,872,857	$ 297,367
Accrued interest on debt (note 6)	56,714	58,225
Tax liabilities	-	188,434
Unearned revenue	25,546	-
	1,955,117	544,026
Non-current:		
Tenant deposits	301,990	184,164
Total	**$ 2,257,107**	**$ 728,190**

8. EQUITY

a) Authorized

Unlimited common shares, without par value.

On February 17, 2021, the Company completed a bought deal private placement offering of 72,631,585 common shares of the Company at a price of $0.95 per common share, for aggregate gross proceeds of $69,000,006. Net proceeds reflected a 4.75% commission. Concurrent with the offering, the Company completed a non-brokered private placement offering of 15,789,473 common shares at a price of $0.95 per common share for aggregate gross proceeds of $14,999,999. As part of the non-brokered private placement, the Company paid back the vendor take back loans for 5600 Finch Ave East and 4390 Paletta Court in full for $8.4 million plus interest (note 6). These vendors used a portion of the funds to participate in the non-brokered private placement. The securities issued in connection with the two private placements, which closed February 17, 2021, were issued pursuant to applicable exemptions from the prospectus requirements under applicable securities laws. Such securities were subject to a four month hold period which expired on June 18, 2021. Share issuance costs for these private placements totaled $3,523,272.

On March 18, 2021, the Company completed a bought deal private placement offering of 26,841,000 common shares of the Company at a price of $1.50 per common share, for aggregate gross proceeds of $40,261,500. Net proceeds reflected a 4.5% commission. Concurrent with the Offering, the Company completed a non-brokered private placement offering of 666,332 common shares at a price of $1.50 per common share for aggregate gross proceeds of $999,498. The securities issued in connection with the two private placements, which closed March 18, 2021, were issued pursuant to applicable exemptions from the prospectus requirements under applicable securities laws. Such securities were subject to a four month hold period which expired on July 19, 2021. Share issuance costs for these private placements totaled $1,990,367.

On March 18, 2021, the Company issued 2,667,000 common shares valued at $1.50 per common share for gross proceeds of $4,000,500 as part of the consideration for an investment property acquisition (notes 3 and 11). Such securities were subject to a four month hold period which expired on July 19, 2021.

During the nine months ended September 30, 2021, the Company issued 100,000 shares from the exercise of stock options for proceeds of $28,000. In connection with the exercise of stock options, the Company allocated $12,358 from contributed surplus to share capital.

(Expressed in Canadian Dollars)

8. EQUITY (continued)

b) Stock Options

Stock option transactions are summarized as follows:

	Number of options	Weighted average exercise price
Balance as at December 31, 2020	250,000	$ 0.28
Exercised	(100,000)	0.28
Granted and vested (i)	4,000,000	1.50
Balance as at September 30, 2021	**4,150,000**	**$ 1.46**

i. On June 30, 2021, the Company granted 4,000,000 immediately vesting options to directors, officers, employees and consultants of the Company at an estimated grant-date fair value of $1,667,520. The options were valued using the Black Scholes valuation model with the following assumptions:

Dividend yield	0.00%
Risk-free interest rate	0.81%
Expected life of options	4 Years
Expected volatility of the corporation's common shares	33.97%

As of September 30, 2021, the following stock options were outstanding and exercisable:

Exercise Price	Number of exercisable options	Number of outstanding options	Weighted average years to expiry
$0.27	50,000	50,000	2.93
$0.29	50,000	50,000	1.89
$0.30	50,000	50,000	0.28
$1.50	4,000,000	4,000,000	9.75
	4,150,000	4,150,000	9.46

9. GENERAL AND ADMINISTRATIVE EXPENSES AND OTHER INCOME

	Three months ended September 30, 2021	Three months ended October 31, 2020	Nine months ended September 30, 2021	Nine months ended October 31, 2020
Salaries and fees (note 11)	$ 83,571	$ 42,098	$ 233,113	$ 148,213
Director fees (note 11)	42,000	30,300	120,000	90,900
Professional fees	231,834	13,353	542,792	76,913
Other administrative expenses	49,134	40,175	178,357	100,343
Foreign exchange loss (gain)	(43,922)	13,467	(2,929)	(7,867)
Total general and administrative expenses	362,617	139,393	1,071,333	408,502
Asset management income	(31,185)	(35,699)	(92,916)	(109,809)
Finance income	(40,300)	-	(129,044)	(155)
Total general and administrative expenses and other income	**$ 291,132**	**$ 103,694**	**$ 849,373**	**$ 298,538**

(Expressed in Canadian Dollars)

10. FINANCE COSTS

	Three months ended September 30, 2021	Three months ended October 31, 2020	Nine months ended September 30, 2021	Nine months ended October 31, 2020
Interest expense on debt (note 6)	$ 170,027	$ -	$ 579,284	$ -
Amortization of debt issuance costs (note 6)	4,918	-	14,753	-
Change in fair value of mortgage payable measured at FVTPL (note 6)	170,345	-	588,249	-
Change in fair value of interest rate swap (note 6)	(170,345)	-	(588,249)	-
Total finance costs	**$ 174,945**	**$ -**	**$ 594,037**	**$ -**

11. RELATED PARTY TRANSACTIONS

Compensation of key management personnel

Senior management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, directly and indirectly. Senior management personnel include the Company's executive officers and members of the Board of Directors.

	Three months ended September 30, 2021	Three months ended October 31, 2020	Nine months ended September 30, 2021	Nine months ended October 31, 2020
Total for all senior management				
Salaries, fees, and short-term benefits (note 9)	$ 60,720	$ 46,663	$ 203,958	$ 158,432
Share-based payments	-	276	1,550,793	3,474
	60,720	46,939	1,754,751	161,906
Total for all directors				
Director fees (note 9)	42,000	30,300	120,000	90,900
Total	**$ 102,720**	**$ 77,239**	**$ 1,874,751**	**$ 252,806**

Transactions with related parties

Included in accounts payable and accrued liabilities as of September 30, 2021 is $120,000 for director fees. Included in accounts payable and accrued liabilities as of December 31, 2020 is $55,000 due to former officers.

Concurrent with completion of the investment properties acquisitions on December 29, 2020, the Company entered into a property management agreement with Access Results Management Services Inc. ("ARMS"). ARMS and the Company are related by having common members on its Board of Directors. The management agreement has, subject to certain conditions, a five-year term. The Company also receives invoices from ARMS and its related companies for construction, maintenance and other services related to the day-to-day property management. During the three months and nine months ended September 30, 2021, the Company incurred total expenses of $274,739 and $445,525, respectively (2020 - nil), from ARMS and its related companies. As at September 30, 2021, $1,399,329 of costs have been capitalized to investment properties (December 31, 2020 – nil), and $1,298,492 is included in accounts payable and accrued liabilities (December 31, 2020 – nil).

(Expressed in Canadian Dollars)

11. RELATED PARTY TRANSACTIONS (continued)

The Company purchased industrial properties on December 29, 2020 and March 18, 2021, which had existing leases with companies controlled by two directors of the Company. The Company earned $176,810 and $378,534 in rental income from these leases during the three months and nine months ended September 30, 2021, respectively.

The Company purchased an industrial property located in Ottawa, Ontario on March 18, 2021, for an aggregate purchase price of $28,500,000, subject to customary adjustments. The vendor of the property, Access Self Storage Inc. ("Access") is a related party to Parkit and the acquisition constituted a non-arm's length transaction. Access and the Company are related by having common members on its Board of Directors. The purchase price was satisfied through the issuance of an aggregate of 2,667,000 common shares in the capital of Parkit at a price of $1.50 per share with the remainder of the purchase price paid with available cash on hand.

12. SEGMENTED INFORMATION

Up to December 29, 2020, the Company operated in one business segment for the acquisition and asset management of income-producing parking facilities across the United States and Canada.

With investment property acquisitions on December 29, 2020, the Company operates in two reportable business segments as at September 30, 2021:

- Investment Properties – involves the acquisition and management of income-producing industrial properties across key markets in Canada, with a focus on the Greater Toronto Area and Ottawa.
- Parking Assets – involves the acquisition and management of income-producing parking facilities across the United States.

Each segment is a component of the Company for which separate discrete financial information is available by the chief decision makers of the Company. The Company evaluates performance and allocates resources based on earnings before interest, taxes, depreciation, amortization, and stock-based compensation. Corporate costs are not allocated to the segments and are shown separately.

For the three months ended September 30, 2021	**Investment Properties**	**Parking Assets**	**Corporate**	**Total**
Investment properties revenue	$ 1,741,371	$ -	$ -	$ 1,741,371
Investment properties expenses	(694,785)	-	-	(694,785)
Net rental income	1,046,586	-	-	1,046,586
Operating expenses				
Share of loss from equity-accounted investees	-	6,547	-	6,547
General and administrative expenses and other income	-	(31,185)	322,317	291,132
Share-based compensation	-	-	-	-
Transaction costs and land transfer taxes	689,838	-	-	689,838
Depreciation	-	-	562,434	562,434
Finance costs	-	-	174,945	174,945
	689,838	(24,638)	1,059,696	1,724,896
Income or (loss) before tax	**356,748**	**24,638**	**(1,059,696)**	**(678,310)**
Income tax expense	-	-	-	-
NET INCOME OR (LOSS)	$ **356,748**	$ **24,638**	$ **(1,059,696)**	$ **(678,310)**
Additions:				
Investment properties	$ 25,984,076	$ -	$ -	$ 25,984,076

(Expressed in Canadian Dollars)

12. SEGMENTED INFORMATION (continued)

For the nine months ended September 30, 2021	Investment Properties	Parking Assets	Corporate	Total
Investment properties revenue	$ 3,663,562	$ -	$ -	$ 3,663,562
Investment properties expenses	(1,455,130)	-	-	(1,455,130)
Net rental income	2,208,432	-	-	2,208,432
Operating expenses				
Share of loss from equity-accounted investees	-	320,002	-	320,002
General and administrative expenses and other income	-	(92,916)	942,289	849,373
Share-based compensation	-	-	1,667,520	1,667,520
Transaction costs and land transfer taxes	1,793,739	-		1,793,739
Depreciation	-	-	1,159,224	1,159,224
Finance costs	-	-	594,037	594,037
	1,793,739	227,086	4,363,070	6,383,895
Income or (loss) before tax	**414,693**	**(227,086)**	**(4,363,070)**	**(4,175,463)**
Income tax expense	-	-	(12,847)	(12,847)
NET INCOME OR (LOSS)	$ **414,693**	$ **(227,086)**	$ **(4,375,917)**	$ **(4,188,310)**
Additions:				
Investment properties	$ 66,756,302	$ -	$ -	$ 66,756,302

The comparative data for the three months and nine months ended October 31, 2020 are not presented as they only relate to the operation of the parking assets.

13. SUPPLEMENTAL INFORMATION WITH RESPECT TO CASH FLOWS

	For the nine months ended September 30, 2021	For the nine months ended October 31, 2020
Cash paid for taxes:	$ 198,291	$ -
Non-cash transactions:		
Asset Acquisitions		
Acquisition of investment properties (note 3)	(4,000,500)	-
Share capital issued for investment properties acquisition (note 8(a))	4,000,500	-
Amounts included in accounts payable and other liabilities		
Deferred acquisition costs [(i)]	-	80,767
Additions to properties under development (note 3)	982,598	-

i. As of October 31, 2020, the Company recognized $80,767 in accrued expenses and deferred acquisition costs. The deferred acquisition costs were subsequently reclassified as part of the transaction costs for investment properties purchased in December 2020.

(Expressed in Canadian Dollars)

14. FAIR VALUE MEASUREMENTS

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

There are three levels of fair value hierarchy that prioritize the inputs to valuation techniques used to measure fair value, with level 1 inputs having the highest priority. The levels used to value the Company's financial assets and liabilities are described below.

- Level 1 – Unadjusted quoted prices in active markets for identical assets or liabilities.
- Level 2 – Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly, i.e. as prices, or indirectly, i.e. derived from prices.
- Level 3 – Inputs for the asset or liability that are not based on an observable market, i.e. unobservable inputs.

The fair value of the Company's accounts receivable, long-term receivable, and accounts payable and accrued liabilities, accrued interest, and tenant deposits approximate carrying value, which is the amount recorded on the condensed consolidated interim statements of financial position.

The following table provides a summary of the remaining fair value measurements of the Company:

	Fair Value Hierarchy	Carrying Amount	Fair Value
Financial assets measured at fair value:			
Cash	Level 1	$ 56,305,690	$ 56,305,690
Non-financial assets for which fair value is disclosed:			
Investment properties – cost model	Level 3	101,847,078	106,453,462
Financial liabilities measured at fair value:			
Debt at FVTPL - mortgages	Level 2	9,013,099	9,013,099
Interest rate swaps	Level 2	35,942	35,942
Financial liabilities for which fair value is disclosed:			
Debt at amortized cost - mortgages	Level 3	8,254,169	8,265,781

Valuation processes for investment property

The fair value of an individual investment property was prepared by assessing:

- a valuation using the income capitalization approach, which is calculated with a stabilized net operating income and capitalized at the requisite overall capitalization rate; and
- the discounted cash flow approach, which discounts the expected future cash flows, including a terminal value, based on the application of a terminal capitalization rate to the assumed final year's estimated cash flows.

Updating the fair value for changes in the property cash flow, physical condition and changes in market conditions includes key assumptions and estimates for capitalization rates, normalized property operating revenues less property operating expense, discount rates, terminal rates, market rents, leasing costs and vacancy rates.

(Expressed in Canadian Dollars)

14. FAIR VALUE MEASUREMENTS (continued)

The Company's management team is responsible for determining the fair value measurements on a quarterly basis, including verifying all major inputs included in the valuation and reviewing the results. The Company's management, along with its Audit Committee, discuss the valuation process and key inputs on a quarterly basis. At December 31, 2020, the valuations are performed by qualified external valuators who hold recognized and relevant professional qualifications and have recent experience in the location and category of the investment property being valued.

The significant and unobservable level 3 valuations metrics used in the methods at September 30, 2021 are set out in the table below:

	Range (%)	Weighted Average (%)
Income capitalization method		
Stabilized capitalization rate	4.35-5.27	4.92
Discounted cash flow method		
Terminal capitalization rate	4.40-6.00	5.37
Discount rate	5.25-6.00	5.73

Sensitivities on assumptions:

Generally, under the income capitalization method, an increase in stabilized net operating income will result in an increase in the fair value of an investment property, and an increase in the stabilized capitalization rate will result in a decrease to the fair value of the investment property.

Generally, under the discounted cash flow method, an increase in discount rate and terminal capitalization rate will result in a decrease to the fair value of an investment property.

Changes in the capitalization rates and discount rates would result in a change to the fair value of the investment properties as set out below as at September 30, 2021:

		(Decrease)/Increase
Income capitalization method		
Weighted average stabilized capitalization rate		
25-basis point increase	$	(5,002,772)
25-basis point decrease		5,646,812
Discounted cash flow method		
Weighted average terminal capitalization rate:		
25-basis point increase		(3,007,866)
25-basis point decrease		3,313,786
Weighted average discount rate:		
25-basis point increase		(2,023,454)
25-basis point decrease		2,073,247

14. FAIR VALUE MEASUREMENTS (continued)

Valuation processes for financial liabilities measured at FVTPL

The fair value of the mortgages with interest rate swaps are held at FVTPL. For mortgages which contain swaps, as the interest rate on the facilities fluctuates with changes in market rates, debt, and the swap work to offset any changes in effective interest rate, which effectively creates a fixed rate mortgage. The fair value of the mortgages is equivalent to (a) the fair value of the interest rate swap based on the present value of the estimated cash flows determined using observable yield curves and (b) the fair value of the underlying debt instrument. The Company computes the fair value analyzing both the debt and swap instrument together as one financial instrument.

Valuation processes for financial liabilities measured at amortized cost

The fair value of the fixed rate mortgages held at amortized cost are determined by discounting the expected cash flows each mortgage using market discount rates. The discount rates are determined using the Government of Canada benchmark bond yield for instruments of similar maturity adjusted for the Company’s specific credit risk. In determining the adjustment for credit risk, the Company considers market conditions, the fair value of the investment properties that the mortgages are secured by and other indicators of the Company’s creditworthiness. As a result, these measurements are classified as Level 3 in the fair value hierarchy.

15. SUBSEQUENT EVENTS

On October 5, 2021, the Company acquired a 74,447 square foot multi-tenant industrial and flex warehouse on 4.0 acres of land located at 1151 Parisien Street, in Ottawa, Ontario for a purchase price of $13.25 million. The acquisition was satisfied with cash on hand.

On October 8, 2021, the Company acquired a property consisting of 2.4 acres of land located at 720 Tapscott Road, in Toronto, Ontario for a purchase price of $3.6 million. The purchase price was satisfied through the issuance of 61,552 common shares in the capital of the Company at a deemed aggregate consideration of $100,000 and $3,500,000 from cash on hand.