

**Railtown AI Technologies Inc.**

Condensed Interim Financial Statements

Three months ended December 31, 2022 and 2021

Unaudited – Prepared by Management

(Expressed in Canadian Dollars)

## **NOTICE TO READER**

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 the financial statements have not been reviewed by an auditor.

The accompanying unaudited interim consolidated financial statements have been prepared by and are the responsibility of the management. In the opinion of management, the unaudited condensed interim financial statements have been prepared within acceptable limits of materiality and in accordance with International Accounting Standard 34 – Interim Financial Reporting (“IAS 34”), consistent with International Financial Reporting Standards (“IFRS”) appropriate in the circumstances.

The Company's independent auditor has not performed a review of these financial statements in accordance with the standards established by the Chartered Professional Accountants of Canada for a review of interim financial statements by an entity's auditor.

**RAILTOWN AI TECHNOLOGIES INC.**

Condensed Interim Statements of Financial Position  
(Unaudited – Prepared by Management)  
(Expressed in Canadian Dollars)

	December 31, 2022	September 30, 2022
<b>Assets</b>		
Current assets		
Cash	\$ 769,485	\$ 678,474
Receivables	49,653	44,996
Prepaid expense	30,330	26,163
	849,468	749,633
Equipment (Note 3)	12,903	12,152
Right of use asset (Note 5)	153,548	162,239
	\$ 1,015,919	\$ 924,024
<b>Liabilities and Shareholders' Equity</b>		
Current liabilities		
Trade payables and accrued liabilities (Note 4)	\$ 147,132	\$ 115,526
Lease liability current portion (Note 5)	27,316	26,446
	174,448	141,972
Convertible debenture (Note 7)	311,155	-
Lease liability (Note 5)	132,135	139,299
	617,738	281,271
Shareholders' equity		
Share capital (Note 9)	4,876,256	4,836,256
Contribution surplus (Note 9)	755,133	639,312
Equity portion of convertible debenture (Note 7)	57,639	-
Deficit	(5,290,847)	(4,832,815)
	398,181	642,753
	\$ 1,015,919	\$ 924,024

**Nature of Operations** (Note 1)

**Subsequent events** (Note 12)

**Approved on behalf of the Board on March 1, 2023**

"Cory Brandolini"  
Director

"Paul Woodward"  
Director

See accompanying notes to the condensed interim financial statements.

**RAILTOWN AI TECHNOLOGIES INC.**

Condensed Interim Statements of Comprehensive Loss  
(Unaudited – Prepared by Management)  
(Expressed in Canadian Dollars)

	<b>Three months ended December 31,</b>	
	<b>2022</b>	<b>2021</b>
Expenses		
Bank Charges	\$ 1,447	\$ 774
Consulting fees	39,027	500
Depreciation (Notes 3 and 5)	10,103	1,934
Filing fees	6,261	13,105
Financing charges on lease (Note 5)	5,319	-
Financing charges on convertible debenture (Note 7)	11,694	-
Marketing and promotion	50,322	90,242
Office	65,309	18,962
Professional fees	63,524	87,359
Rent (Note 8)	-	4,857
Salaries and benefits (Note 8)	182,193	220,161
Share-based compensation (Notes 9)	8,121	62,232
Travel	14,712	7,817
Net and comprehensive loss for the period	\$ (458,032)	\$ (507,943)
Weighted average number of common shares outstanding – basic and diluted	76,556,912	66,775,679
Basic and diluted loss per common share	\$ (0.01)	\$ (0.00)

See accompanying notes to the condensed interim financial statements.

**RAILTOWN AI TECHNOLOGIES INC.**

Condensed Interim Statements of Cash Flows  
(Unaudited – Prepared by Management)  
(Expressed in Canadian Dollars)

	Three months ended	
	2022	December 31 2021
Operating activities:		
Net loss for the period	\$ (458,032)	\$ (507,943)
Items not involving cash:		
Depreciation	10,103	1,934
Financing charges on lease liability	5,319	-
Financing charges on convertible debenture	11,694	-
Share-based compensation	8,121	62,232
Changes in non-cash working capital items:		
Receivables	(4,657)	(32,941)
Prepaid expense	(4,167)	(236,767)
Trade payables and accrued liabilities	31,606	(104,784)
Net cash used in operating activities	(400,013)	(818,269)
Investing activities:		
Purchase of equipment	(2,163)	(3,371)
Net cash used in investing activities	(2,163)	(3,371)
Financing activities:		
Private placements	-	2,227,480
Share issue costs	-	(280,017)
Proceed from convertible debenture	504,800	-
Lease payments	(11,613)	-
Net cash provided by financing activities	493,187	1,947,463
Change in cash	91,011	1,125,823
Cash, beginning of the period	678,474	275,147
Cash, end of the period	\$ 769,485	\$ 1,400,970
<b>Supplemental cash flow information</b>		
Convertible debenture	\$ 205,339	\$ -
Right of use asset	\$ -	\$ -
Share issuance costs – broker's warrants	\$ -	\$ 122,300

See accompanying notes to the condensed interim financial statements.

**RAILTOWN AI TECHNOLOGIES INC.**

Condensed Interim Statement of Changes in Shareholders' Equity

(Unaudited – Prepared by Management)

(Expressed in Canadian Dollars)

	Share Capital		Equity portion of convertible debenture	Contribution Surplus	Deficit	Total
	Shares	Amount				
Balance, September 30, 2021	70,314,299	\$ 3,011,093	\$ -	\$ 586,460	\$ (3,442,071)	\$ 155,482
Private placements	5,568,700	2,227,480	-	-	-	2,227,480
Share issuance costs – cash	-	(280,017)	-	-	-	(280,017)
Share issuance costs – shares	625,000	-	-	-	-	-
Share issuance costs – warrants	-	(122,300)	-	122,300	-	-
Share-based compensation	-	-	-	62,232	-	62,232
Net and comprehensive loss	-	-	-	-	(507,943)	(507,943)
Balance, December 31, 2021	76,507,999	4,836,256	-	770,992	(3,950,014)	1,657,234
Share-based compensation	-	-	-	79,521	-	79,521
Cancellation of options	-	-	-	(211,201)	-	(211,201)
Net and comprehensive loss	-	-	-	-	(882,801)	(882,801)
Balance, September 30, 2022	76,507,999	4,836,256	-	639,312	(4,832,815)	642,753
Convertible debenture	100,000	40,000	57,639	107,700	-	205,339
Share-based compensation	-	-	-	8,121	-	8,121
Net and comprehensive loss	-	-	-	-	(458,032)	(458,032)
Balance, December 31, 2022	76,607,999	\$ 4,876,256	\$ 57,639	\$ 755,133	\$ (5,290,847)	\$ 398,181

See accompanying notes to the condensed interim financial statements.

# RAILTOWN AI TECHNOLOGIES INC.

Notes to the Condensed Interim Financial Statements

Three months ended December 31, 2022

(Unaudited – Prepared by Management)

(Expressed in Canadian Dollars)

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## 1. Nature of operations

Railtown AI Technologies Inc. (the “Company” or “Railtown”) was incorporated by a Certificate of Incorporation issued pursuant to the provisions of the *Business Corporations Act* (British Columbia) on May 11, 2011.

The head office of the Company is located at Suite 490 – 580 Hornby Street, Vancouver, British Columbia, V6C 2E7. The registered office of the Company is located at 3148 Highland Boulevard, North Vancouver, British Columbia, V7R 2X6.

These condensed interim financial statements have been prepared on a going concern basis which assumes that the Company will be able to realize its assets and discharge its liabilities in the normal course of business for the foreseeable future. As at December 31, 2022, the Company is not able to finance day to day activities through operations and incurs losses. The Company is in the business of research and development that by its nature involves a high degree of risk. There can be no assurance that the Company’s business and strategy will enable it to become profitable or sustain profitability in future periods. The Company’s information technology systems are subject to disruption, damage or failure from a number of sources. This may result in a material adverse effect on the Company’s business, financial condition, results of operations, cash flows or prospects. Additionally, the Company estimates that it will need additional capital to operate for the upcoming year. These material uncertainties may cast significant doubt on the Company’s ability to continue as a going concern. Management intends to finance operating costs with loans from directors and companies controlled by directors and or private placement of common shares. These condensed interim financial statements do not reflect adjustments that would be necessary if the going concern assumption was not appropriate.

In March 2020, the COVID-19 pandemic has caused significant financial market and social dislocation. The situation is dynamic with various cities and countries around the world responding in different ways to address the outbreak. In late February 2022, Russia launched a large scale military attack on Ukraine. The invasion significantly amplified already existing geopolitical tensions among Russia, Ukraine, Europe, NATO and the West, including Canada. Consequently, the Company has limited access to capital and financing which is the primary source of cash for the Company. While the Company continues to monitor the investment portfolio and assess the impact that these events will have on its business activities, the extent of the effect of these events on the Company’s future activities is uncertain.

## 2. Significant accounting policies and basis of presentation

### Statement of compliance

These unaudited condensed interim financial statements, including comparatives have been prepared using accounting policies consistent with International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board (“IASB”) and in accordance with International Accounting Standards (“IAS”) 34, Interim Financial Reporting.

The policies applied in the condensed interim financial statements are presented below and are based on IFRS’ issued and outstanding as of March 1, 2023; the date the Board of Directors approved the condensed interim financial statements. Any subsequent changes to IFRS that are given effect in our annual financial statements for the year ending September 30, 2022 could result in restatements of these condensed interim financial statements. None of these standards are expected to have a significant effect on the condensed interim financial statements.

### Basis of preparation

The condensed interim financial statements of the Company have been prepared on an accrual basis and are based on historical costs, modified where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities. The financial statements are presented in Canadian dollars unless otherwise noted.

## **RAILTOWN AI TECHNOLOGIES INC.**

Notes to the Condensed Interim Financial Statements

Three months ended December 31, 2022

(Unaudited – Prepared by Management)

(Expressed in Canadian Dollars)

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### **2. Significant accounting policies and basis of presentation (continued)**

#### ***Significant estimates and assumptions***

The preparation of the condensed interim financial statements in accordance with IFRS requires the Company to make estimates and assumptions concerning the future. The Company's management reviews these estimates and underlying assumptions on an ongoing basis, based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Revisions to estimates are adjusted for prospectively in the period in which the estimates are revised. The most significant estimate is the incremental borrowing rate used to determine the Company's lease liability on initial recognition.

#### ***Significant judgments and estimates***

The preparation of the condensed interim financial statements in accordance with IFRS requires the Company to make judgments, apart from those involving estimates, in applying accounting policies. The most significant judgments in applying the Company's financial statements include the assessment of the Company's ability to continue as a going concern and whether there are events or conditions that may give rise to significant uncertainty.

#### ***Equipment***

Equipment are recorded at cost and depreciated using the straight line method at the following rates per annum.

Computer	3 years
Equipment	5 years

Equipment that is withdrawn from use, or has no reasonable prospect of being recovered through use or sale, are regularly identified and written off. The assets' residual values, depreciation methods and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Subsequent expenditures relating to an item of equipment are capitalized when it is probable that future economic benefits from the use the assets will be increased. All other subsequent expenditures are recognized as repairs and maintenance.

#### ***Loss per share***

Basic loss per share is calculated by dividing the loss attributable to common shareholders by the weighted average number of common shares outstanding in the period. For all periods presented, the loss attributable to common shareholders equals the reported loss attributable to owners of the Company. Diluted loss per share is calculated by the treasury stock method. Under the treasury stock method, the weighted average number of common shares outstanding for the calculation of diluted loss per share assumes that the proceeds to be received on the exercise of dilutive share options and warrants are used to repurchase common shares at the average market price during the period.



## RAILTOWN AI TECHNOLOGIES INC.

Notes to the Condensed Interim Financial Statements

Three months ended December 31, 2022

(Unaudited – Prepared by Management)

(Expressed in Canadian Dollars)

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### 2. Significant accounting policies and basis of presentation (continued)

#### *Financial instruments*

Financial assets and financial liabilities are recognized on the statements of financial position when the Company becomes a party to the contractual provisions of the financial instrument.

#### *Classification*

The Company classifies its financial instruments in the following categories: at fair value through profit and loss (“FVTPL”), at fair value through other comprehensive income (loss) (“FVTOCI”) or at amortized cost. The Company determines the classification of financial assets at initial recognition. The classification of debt instruments is driven by the Company’s business model for managing the financial assets and their contractual cash flow characteristics. Equity instruments that are held for trading are classified as FVTPL. For other equity instruments, on the day of acquisition the Company can make an irrevocable election (on an instrument-by-instrument basis) to designate them as at FVTOCI. Financial liabilities are measured at amortized cost, unless they are required to be measured at FVTPL (such as instruments held for trading or derivatives) or if the Company has opted to measure them at FVTPL.

#### *Measurement*

##### *Financial assets and liabilities at amortized cost*

Financial assets and liabilities at amortized cost are initially recognized at fair value plus or minus transaction costs, respectively, and subsequently carried at amortized cost less any impairment.

##### *Financial assets and liabilities at FVTPL*

Financial assets and liabilities carried at FVTPL are initially recorded at fair value and transaction costs are expensed in the statements of loss and comprehensive loss. Realized and unrealized gains and losses arising from changes in the fair value of the financial assets and liabilities held at FVTPL are included in profit or loss in the period in which they arise.

##### *Debt investments at FVOCI*

These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognized in profit or loss. Other net gains and losses are recognized in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.

##### *Equity investments at FVOCI*

These assets are subsequently measured at fair value. Dividends are recognized as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in OCI and are never reclassified to profit or loss.

##### *Impairment of financial assets at amortized cost*

The Company recognizes a loss allowance for expected credit losses on financial assets that are measured at amortized cost. At each reporting date, the Company measures the loss allowance for the financial asset at an amount equal to the lifetime expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition. If at the reporting date, the financial asset has not increased significantly since initial recognition, the Company measures the loss allowance for the financial asset at an amount equal to the twelve month expected credit losses. The Company shall recognize in profit or loss, as an impairment gain or loss, the amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized.

## RAILTOWN AI TECHNOLOGIES INC.

Notes to the Condensed Interim Financial Statements

Three months ended December 31, 2022

(Unaudited – Prepared by Management)

(Expressed in Canadian Dollars)

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### 2. Significant accounting policies and basis of presentation (continued)

#### *Financial instruments* (continued)

##### *Derecognition*

##### *Financial assets*

The Company derecognizes financial assets only when the contractual rights to cash flows from the financial assets expire, or when it transfers the financial assets and substantially all of the associated risks and rewards of ownership to another entity.

##### *Financial liabilities*

The Company derecognizes a financial liability when its contractual obligations are discharged or cancelled, or expired. The Company also derecognizes a financial liability when the terms of the liability are modified such that the terms and / or cash flows of the modified instrument are substantially different, in which case a new financial liability based on the modified terms is recognized at fair value.

Gains and losses on derecognition are generally recognized in profit or loss.

The Company's financial assets and liabilities are recorded and measured as follows:

<b>Asset or liability</b>	<b>Category</b>	<b>Measurement</b>
Cash	FVTPL	Fair value
Trade payable and accrued liabilities	Other financial liabilities	Amortized cost
Lease liability	Other financial liabilities	Amortized cost

The Company determines the fair value of financial instruments according to the following hierarchy based on the amount of observable inputs used to value the instrument.

Level 1 – Quoted prices are available in active markets for identical assets or liabilities as of the reporting date. Active markets are those in which transactions occur in sufficient frequency and volume to provide pricing information on an ongoing basis.

Level 2 – Pricing inputs are other than quoted prices in active markets included in Level 1. Prices in Level 2 are either directly or indirectly observable as of the reporting date. Level 2 valuations are based on inputs, including quoted forward prices for commodities, time value and volatility factors, which can be substantially observed or corroborated in the marketplace.

Level 3 – Valuations in this level are those with inputs for the asset or liability that are not based on observable market data.

Cash has been measured at fair value using Level 1 inputs.

## **RAILTOWN AI TECHNOLOGIES INC.**

Notes to the Condensed Interim Financial Statements

Three months ended December 31, 2022

(Unaudited – Prepared by Management)

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### **2. Significant accounting policies and basis of presentation (continued)**

#### ***Share-based payments***

Where equity-settled share options are awarded to employees, the fair value of the options at the date of grant measured using the Black-Scholes option pricing model and charged to profit or loss over the vesting period. Performance vesting conditions are taken into account by adjusting the number of equity instruments expected to vest at each reporting date so that, ultimately, the cumulative amount recognized over the vesting period is based on the number of options that eventually vest. Non-vesting conditions and market vesting conditions are factored into the fair value of the options granted. As long as all other vesting conditions are satisfied, a charge is made irrespective of whether these vesting conditions are satisfied. The cumulative expense is not adjusted for failure to achieve a market vesting condition or where a non-vesting condition is not satisfied.

Where the terms and conditions of options are modified before they vest, the increase in the fair value of the options, measured immediately before and after the modification, is also charged to profit or loss over the remaining vesting period.

Where equity instruments are granted to non-employees, they are recorded at the fair value of the goods or services received in profit or loss, unless they are related to the issuance of shares. Amounts related to the issuance of shares are recorded as a reduction of share capital.

When the value of goods or services received in exchange for the share-based payment cannot be reliably estimated, the fair value is measured by use of a valuation model. The expected life used in the model is adjusted, based on management's best estimate, for the effects of non-transferability, exercise restrictions, and behavioural considerations.

All equity-settled share-based payments are reflected in reserves, until exercised. Upon exercise, shares are issued from treasury and the amount reflected in reserves is credited to share capital, adjusted for any consideration paid. If the options expire unexercised, the share-based payments remain in share-based payment reserve.

Where a grant of options is cancelled or settled during the vesting period, excluding forfeitures when vesting conditions are not satisfied, the Company immediately accounts for the cancellation as an acceleration of vesting and recognizes the amount that otherwise would have been recognized for services received over the remainder of the vesting period. Any payment made to the employee on the cancellation is accounted for as the repurchase of an equity interest except to the extent the payment exceeds the fair value of the equity instrument granted, measured at the repurchase date. Any such excess is recognized as an expense.

#### ***Leases***

At inception, the Company assesses whether a contract contains an embedded lease. A contract contains a lease when the contract conveys a right to control the use of an identified asset for a period of time in exchange for consideration.

The Company, as lessee, is required to recognize a right-of-use asset ("ROU asset"), representing its right to use the underlying asset, and a lease liability, representing its obligation to make lease payments.

The Company may elect to not apply IFRS 16 to leases with a term of less than 12 months or to low value assets, which is made on an asset by asset basis.

## **RAILTOWN AI TECHNOLOGIES INC.**

Notes to the Condensed Interim Financial Statements

Three months ended December 31, 2022

(Unaudited – Prepared by Management)

(Expressed in Canadian Dollars)

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### **2. Significant accounting policies and basis of presentation (continued)**

#### ***Leases*** (continued)

The Company recognizes a ROU asset and a lease liability at the commencement of the lease. The ROU asset is initially measured based on the present value of lease payments, plus initial direct cost, less any incentives received. It is subsequently measured at cost less accumulated amortization, impairment losses and adjusted for certain remeasurements of the lease liability. The ROU asset is amortized from the commencement date over the shorter of the lease term or the useful life of the underlying asset. The ROU asset is subject to testing for impairment if there is an indicator of impairment.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by the interest rate implicit in the lease, or if that rate cannot be readily determined, the incremental borrowing rate. The incremental borrowing rate is the rate which the operation would have to pay to borrow over a similar term and with similar security, the funds necessary to obtain an asset of similar value to the ROU asset in a similar economic environment.

The lease liability is subsequently increased by the interest cost on the lease liability and decreased by lease payments made. It is remeasured when there is a change in future lease payments arising from a change in an index or a rate, a change in the estimate of the amount expected to be payable under a residual value guarantee, or as appropriate, changes in the assessment of whether a purchase or extension option is reasonably certain to be exercised or a termination option is reasonably certain not to be exercised.

Variable lease payments that do not depend on an index or a rate not included in the initial measurement of the ROU asset and lease liability are recognized as an expense in profit or loss in the period in which they are incurred.

#### ***Income taxes***

##### Current income tax:

Current income tax assets and liabilities for the current period are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date, in the countries where the Company operates and generates taxable income.

Current income tax relating to items recognized directly in other comprehensive income or equity is recognized in other comprehensive income or equity and not in profit or loss. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

##### Deferred income tax:

Deferred income tax is recognized on temporary differences at the reporting date arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and recognized only to the extent that it is probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

## **RAILTOWN AI TECHNOLOGIES INC.**

Notes to the Condensed Interim Financial Statements

Three months ended December 31, 2022

(Unaudited – Prepared by Management)

(Expressed in Canadian Dollars)

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### **2. Significant accounting policies and basis of presentation (continued)**

#### ***Income taxes*** (continued)

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred income taxes relate to the same taxable entity and the same taxation authority.

#### Tax credits

Refundable tax credits are recognized as other income in profit or loss when received.

#### ***Convertible debentures***

The host debt liability, equity conversion feature and other (when applicable) components of convertible debentures are presented separately on the consolidated statement of financial position, at initial recognition. The Company determines the carrying amount of the financial liability by discounting the stream of future payments at the prevailing market rate for a similar liability of comparable credit status and providing substantially the same cash flows. The liability component is then increased by accretion of the discounted amounts to reach the face value of the convertible debentures at maturity which is recorded in profit or loss as accretion expense.

The carrying amount of other components (when applicable), such as warrants, is determined using the Black-Scholes option pricing model. The carrying amount of the equity component is calculated by deducting the carrying amount of the financial liability and the carrying amounts of any other components (when applicable) from the amount of the convertible debentures, and is presented in equity as an equity component of convertible debentures.

The transaction costs are allocated between liability, equity and other (when applicable) components, on a pro-rata basis according to their carrying amounts.

#### ***Adoption of new accounting standards, interpretations and amendments***

The Company has performed an assessment of new standards issued by the IASB that are not yet effective. The Company has assessed that the impact of adopting these accounting standards on its financial statements would not be significant.

## RAILTOWN AI TECHNOLOGIES INC.

Notes to the Condensed Interim Financial Statements

Three months ended December 31, 2022

(Unaudited – Prepared by Management)

(Expressed in Canadian Dollars)

### 3. Equipment

	Computer	Equipment	Total
<b>Cost</b>			
Balance, September 30, 2021	\$ 23,344	\$ 3,725	\$ 27,069
Additions	3,276	2,729	6,005
Balance, September 30, 2022	26,620	6,454	33,074
Additions	2,163	-	2,163
Balance, December 31, 2022	\$ 28,783	\$ 6,454	\$ 35,237
<b>Accumulated depreciation</b>			
Balance, September 30, 2021	\$ 11,963	\$ 976	\$ 12,939
Additions	7,160	823	7,983
Balance, September 30, 2022	19,123	1,799	20,922
Additions	1,179	233	1,412
Balance, December 31, 2022	\$ 20,302	\$ 2,032	\$ 22,334
<b>Carrying amounts</b>			
Balance, September 30, 2022	\$ 19,123	\$ 1,799	\$ 20,922
Balance, December 31, 2022	\$ 8,481	\$ 4,422	\$ 12,903

### 4. Trade payables and accrued liabilities

	December 31, 2022	September 30, 2022
Trade payables	\$ 123,007	\$ 97,026
Accrued liabilities	24,125	18,500
Trade payables and accrued liabilities	\$ 147,132	\$ 115,526

### 5. Right-of-use asset

On June 1, 2022, the Company entered into a 5-year office lease agreement. In analysing the identified agreement, the Company applied the lease accounting model pursuant to IFRS 16 and considered all the facts and circumstances surrounding the inception of the agreement. The lease term matures on May 31, 2027.

For the period ending December 31, 2022, depreciation of the right of use asset was \$8,691 (2021 - \$Nil). The right of use asset is depreciated on a straight-line basis over the term of the lease.

## RAILTOWN AI TECHNOLOGIES INC.

Notes to the Condensed Interim Financial Statements

Three months ended December 31, 2022

(Unaudited – Prepared by Management)

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### 6. Right-of-use asset (continued)

The continuity of ROU assets for the period ended December 31, 2022 and 2021 is as follows:

Right of use asset, September 30, 2021	\$	-
Addition		173,828
Amortization of ROU asset		(11,589)
Right of use asset, September 30, 2022		162,239
Amortization of ROU asset		(8,691)
Right of use asset, December 31, 2022	\$	153,548

The continuity of lease liabilities for the period ended December 31, 2022 and 2021 is as follows:

Lease liabilities, September 30, 2021	\$	-
Addition		173,828
Interest expense		7,402
Lease payments		(15,485)
Lease liabilities, September 30, 2022		165,745
Interest expense		5,319
Lease payments		(11,613)
Lease liabilities, December 31, 2022	\$	159,451
Current lease liability	\$	27,316
Long-term lease liability		132,135
Total lease liabilities at December 31, 2022	\$	159,451

### 7. Convertible debenture

On November 16, 2022, the Company closed a convertible debenture financing by way of a non-brokered private placement for aggregate gross proceeds of \$565,000. The financing was comprised of units at a price of \$1,000 per unit, with each unit consisting of (i) one unsecured convertible debenture in the principal amount of \$1,000 that matures in 36 months, bears simple interest at the rate of 10% per annum and is convertible into common shares of the Company at a price of \$0.15 per share, and (ii) 3,335 common share purchase warrants, each of which is exercisable into one share at a price of \$0.30 per share for a period of 36 months.

In connection with the financing, the Company paid one arm's length entity \$45,200 in cash finder's fees and issued 301,333 non-transferable finder's warrants to that entity. Each finder's warrant is exercisable into one share at a price of \$0.15 per share for a period of 36 months. The Company also paid that entity a referral fee of \$15,000 and issued 100,000 shares valued at \$40,000.

During the period ended December 31, 2022, the Company recorded accretion of \$11,694 for the debentures.

## RAILTOWN AI TECHNOLOGIES INC.

Notes to the Condensed Interim Financial Statements

Three months ended December 31, 2022

(Unaudited – Prepared by Management)

(Expressed in Canadian Dollars)

### 7. Convertible debenture (continued)

	<i>Liability</i>	<i>Equity</i>	<i>Total</i>
Balance September 30, 2022	\$ -	\$ -	\$ -
Issuance of convertible debentures	473,804	91,196	565,000
Issuance costs - cash	(50,483)	(9,717)	(60,200)
Issuance costs - warrants	(90,316)	(17,384)	(107,700)
Issuance costs – common shares	(33,544)	(6,456)	(40,000)
Accretion of interest	11,694	-	11,694
Balance December 31, 2022	\$ 311,155	\$ 57,639	\$ 368,794

The fair value of the liability component at the time of issuance was calculated with the discounted cash flows for the convertible notes, applying a 13% interest rate for notes without a conversion feature. The fair value of the equity component was determined at the time of issuance as the difference between the face value of the convertible debentures and the fair value of the liability component.

### 8. Related party transactions

During the period ended December 31, 2022, the Company paid or accrued:

- rent expenses of \$Nil (2021 - \$4,857) to a corporation which has a director in common with the Company.
- salaries of \$83,199 (2021 - \$83,199) paid or accrued to directors and officers of the Company.

### 9. Share capital

#### Authorized

Unlimited number of common shares without par value.

#### Shares issued

During the period ended December 31, 2022, the Company issued 100,000 common shares valued at \$40,000 pursuant to the issuance costs for the issuance of the convertible debenture.

During the year ended September 30, 2022, the Company completed its prospectus offering and listing on the Canadian Stock Exchange (“CSE”). The financing consists of 5,568,700 common shares of the Company at a price of \$0.40 per Common Share for gross proceeds of \$2,227,480. In connection with the financing, the Company paid cash commission of \$280,017, issued 625,000 finder’s shares, and granted 556,870 finder’s warrants (valued at \$122,300) exercisable at a price of \$0.40 expiring on November 30, 2022.



## RAILTOWN AI TECHNOLOGIES INC.

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Three months ended December 31, 2022

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### 9. Share capital (continued)

#### Stock options

During the year ended September 30, 2022, the Company cancelled 1,250,000 options due to resignation of certain employees, and as such, the Company reversed \$211,201 of stock-based compensation.

Details of stock option activity for the period ended December 31, 2022 and year ended September 30, 2022:

Stock options outstanding	Period ended December 31, 2022		Year ended September 30, 2022	
	Number of options	Weighted average exercise price	Number of options	Weighted average exercise price
	#	\$	#	\$
Outstanding – beginning of period	2,025,000	0.25	3,275,000	0.25
Expired/Forfeited	-	-	(1,250,000)	(0.25)
Outstanding – end of period	2,025,000	0.25	2,025,000	0.25

The following table discloses the number of options outstanding and exercisable as at December 31, 2022:

Expiry Date	Exercise Price	Number of Options Outstanding	Number of Options Exercisable
March 15, 2026	\$0.25	1,900,000	1,550,000
May 13, 2026	\$0.25	125,000	125,000
		2,025,000	1,675,000

The fair value of options granted and vested was calculated using the Black-Scholes Model for total share-based payment recovery of \$8,121 (2021 - \$62,232) based on the following weighted average assumptions:

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### 9. Share capital (continued)

#### Warrants

During the period ended December 31, 2022, the Company granted:

- 301,333 broker's warrants exercisable at \$0.15 per share until November 16, 2025. The estimated fair value of these brokers warrants at the grant date was \$107,700.

During the year ended September 30, 2022, the Company granted:

- 556,870 broker's warrants exercisable at \$0.40 per share until November 30, 2022. The estimated fair value of these brokers warrants at the grant date was \$122,300.

Details of warrant activity for the period ended December 31, 2022 and year ended September 30, 2022:

Warrants outstanding	Period ended December 31, 2022		Year ended September 30, 2022	
	Number of warrants	Weighted average exercise price	Number of warrants	Weighted average exercise price
	#	\$	#	\$
Outstanding – beginning of period	821,350	0.25	264,480	0.25
Granted	2,185,608	0.15	556,870	0.40
Expired	(821,350)	0.40	-	-
Outstanding – end of period	2,185,608	0.15	821,350	0.35

The following table discloses the number of warrants outstanding as at December 31, 2022:

Expiry Date	Exercise Price	Number of Warrants Outstanding
November 16, 2025	\$0.30	1,884,275
November 16, 2025	\$0.15	301,333
		2,185,608

The fair value of broker's warrants was calculated using the Black-Scholes Model for total share issuance costs of \$107,700 (2021 - \$122,300) based on the following weighted average assumptions:

	Period Ended December 31, 2022	Year Ended September 30, 2022
Risk-free interest rate	3.83%	0.95%
Expected life of warrants	3.00 year	1.00 year
Annualized volatility	150.00%	150.00%
Dividend yield	0%	0%

Volatility is determined based on comparable publicly listed entities.

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### **10. Financial instruments**

#### **Financial risk management**

The Company is exposed in varying degrees to a variety of financial instrument related risks.

##### *Credit risk*

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The Company's primary exposure to credit risk is on its bank account. All of its cash is deposited in a bank account held with a major bank in Canada. As most of the Company's cash is held by one bank there is a concentration of credit risk. This risk is managed by using a major bank that is a high credit quality financial institution as determined by rating agencies.

##### *Currency risk*

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company operates only in Canada and is therefore not exposed to foreign exchange risk arising from transactions denominated in a foreign currency.

##### *Interest rate risk*

Interest rate risk is the risk that an investment's value will change due to a change in the level of interest rates. The Company is exposed to interest rate risk as its bank account earns interest income at variable rates. The income earned on the bank account is subject to the movements in interest rates. Management considers the risk to be minimal.

##### *Liquidity risk*

Liquidity risk arises through the excess of financial obligations over available financial assets due at any point in time. The Company's objective in managing liquidity risk is to maintain sufficient readily available reserves in order to meet its liquidity requirements at any point in time.

Historically, the Company's main source of funding has been the issuance of equity securities for cash, primarily through private placements. The Company's access to financing is always uncertain. There can be no assurance of continued access to significant equity funding. At December 31, 2022, the Company had working capital of \$675,020. Management considers the risk to the minimal.

### **11. Capital disclosure**

Management's objective is to manage its capital to ensure that there are adequate capital resources to safeguard the Company's ability to continue as a going concern through the optimization of its capital structure. The capital structure consists of share capital and working capital.

In order to achieve this objective, management makes adjustments to it in light of changes in economic conditions and risk characteristics of the underlying assets. To maintain or adjust capital structure, management may invest its excess cash in interest bearing accounts of Canadian chartered banks and/or raise additional funds externally as needed. The Company is not subject to externally imposed capital requirements. The Company's management of capital did not change during the period ended December 31, 2022.

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### **12. Subsequent event**

Subsequent to December 31, 2022, the Company:

- granted 1,650,000 incentive stock options to employees and consultants. The incentive stock options have an exercise price of \$0.25 per share, and are valid for a 5 year period from the date of grant.