

Christina Lake Cannabis Corp.
(formerly Cervantes Capital Corp.)
Condensed Interim Financial Statements
(Unaudited - Expressed in Canadian Dollars)

For the three months ended February 28, 2019 and 2018

NOTICE OF NO AUDITOR REVIEW OF CONDENSED 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 interim financial statements, they must be accompanied by a notice indicating that an auditor has not reviewed the condensed interim financial statements.

The accompanying unaudited condensed interim financial statements of the Christina Lake Cannabis Corp. (formerly Cervantes Capital Corp.) (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 interim financial statements in accordance with standards established by the Chartered Professional Accountants of Canada for a review of condensed interim financial statements by an entity’s auditor.

Christina Lake Cannabis Corp.
(formerly Cervantes Capital Corp.)
Condensed Interim Statements of Financial Position
(Expressed in Canadian Dollars - Unaudited)

AS AT	Notes	February 28, 2018	November 30, 2018
ASSETS			
Current assets			
Cash		\$ 984,326	\$ 1,311,382
GST receivable		14,942	4,369
Deposits and prepaid expenses	3	19,393	-
Subscription receivable	6	-	154,666
		1,015,661	1,470,417
Non-current assets			
Property	3	938,806	863,505
TOTAL ASSETS		\$ 1,957,467	\$ 2,333,922
LIABILITIES			
Current liabilities			
Accounts payable and accrued liabilities	4	\$ 59,240	\$ 73,325
TOTAL LIABILITIES		59,240	73,325
SHAREHOLDERS' EQUITY			
Share capital	6	3,044,898	3,044,898
Reserves	6	10,863	10,863
Deficit		(1,157,534)	(795,164)
TOTAL SHAREHOLDERS' EQUITY		1,898,227	2,260,597
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		\$ 1,957,467	\$ 2,333,922

Nature and continuance of operations (Note 1)
Subsequent events (Note 8)

Approved on behalf of the Board:

“Joel Dumaresq”

Joel Dumaresq, Director

“Arie Prins”

Arie Prins, Director

Christina Lake Cannabis Corp.
(formerly Cervantes Capital Corp.)
Condensed Interim Statements of Comprehensive Loss
(Expressed in Canadian Dollars - Unaudited)

	Notes	Three months ended February 28, 2019	Three months ended February 28, 2018
Expenses			
Consulting fees	5	\$ 119,981	\$ 1,250
Office and miscellaneous		32,136	26
Professional fees		79,370	875
Rent	5	3,000	3,000
Salaries	5	111,236	-
Regulatory fees		16,647	2,599
Loss and comprehensive loss for the period		\$ (362,370)	\$ (7,750)
Loss per share – basic and diluted		\$ (0.01)	\$ (0.00)
Weighted average number of common shares outstanding		40,791,605	7,747,600

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

Christina Lake Cannabis Corp.
(formerly Cervantes Capital Corp.)
Condensed Interim Statement of Changes in Shareholders' Equity (Deficiency)
(Expressed in Canadian Dollars - Unaudited)

	Share capital		Reserves	Deficit	Total
	Number of shares #	Amount \$			
Balance at November 30, 2017	7,747,600	194,750	-	(210,626)	(15,876)
Loss and comprehensive loss for the period	-	-	-	(7,750)	(7,750)
Balance at February 28, 2018	7,747,600	194,750	-	(218,376)	(23,626)
Balance at November 30, 2018	40,791,605	3,044,898	10,863	(795,164)	2,260,597
Loss and comprehensive loss for the period	-	-	-	(362,370)	(362,370)
Balance at February 28, 2019	40,791,605	3,044,898	10,863	(1,157,534)	1,898,227

Christina Lake Cannabis Corp.
(formerly Cervantes Capital Corp.)
Condensed Interim Statements of Cash Flows
(Expressed in Canadian Dollars - Unaudited)

	Three months ended February 28, 2019	Three months ended February 28, 2018
Operating activities		
Net loss for the period	\$ (362,370)	\$ (7,750)
Changes in non-cash working capital items:		
Decrease (increase) in receivables	(10,573)	1,181
Increase in prepaid expenses	(19,393)	-
Increase (decrease) in accounts payable and accrued liabilities	(14,085)	4,005
Net cash flows used in operating activities	(406,421)	(2,564)
Investing activities		
Building improvements	(75,301)	-
Net cash flows used in investing activities	(75,301)	-
Financing activities		
Proceeds from subscriptions receivable	154,666	-
Loan proceeds received	-	1,602
Net cash flows from financing activities	154,666	1,602
Decrease in cash	(327,056)	(962)
Cash, beginning of period	1,311,382	6,072
Cash, end of period	\$ 984,326	\$ 5,110

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

1. Nature and continuance of operations

Christina Lake Cannabis Corp. (formerly Cervantes Capital Corp.) (the “Company”) was incorporated on October 26, 2014, under the laws of the province of British Columbia, Canada. The Company is engaged in the business of becoming a licensed cannabis research and development company in British Columbia. On December 21, 2018, the Company changed its name from Cervantes Capital Corp. to Christina Lake Cannabis Corp.

The Company’s principal address, records office and registered address are located at Suite 810 – 789 West Pender Street, Vancouver, BC, V6C 1H2

These financial statements have been prepared on the assumption that the Company will continue as a going concern, meaning it will continue in operation for the foreseeable future and will be able to realize assets and discharge liabilities in the ordinary course of operations. The Company is in the research and development stage and currently has no sources of cash from operations. Further funds will be required to successfully develop the Company’s business and there is no certainty that these funds will be available. As at February 28, 2019 the Company had accumulated losses of \$1,139,534. Different bases of measurement may be appropriate if the Company is not expected to continue operations for the foreseeable future. The Company’s continuation as a going concern is dependent upon its ability to raise equity capital or borrowings sufficient to meet current and future obligations and ultimately achieve profitable operations. These factors indicate the existence of a material uncertainty that may cast significant doubt on the Company’s ability to continue as a going concern. Management intends to finance operating costs over the next twelve months with loans from directors and companies controlled by directors and or profits from its business activities.

2. Significant accounting policies

Basis of presentation and statement of compliance

Statement of Compliance

These condensed 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 interim financial statements do not include all the information required for annual financial statements and should be read in conjunction with the Company’s audited financial statements for the year ended November 30, 2018. These financial statements have been prepared following the same accounting policies as the Company’s audited financial statements for the year ended November 30, 2018.

These financial statements were approved and authorized for issue on April 29, 2019 by the Board of Directors of the Company.

Basis of Presentation

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. In addition, these financial statements have been prepared using the accrual basis of accounting, except for cash flow information. All amounts on the financial statements are presented in Canadian dollars which is the functional currency of the Company.

2. Significant accounting policies (cont'd)

Significant estimates and assumptions

The preparation of the Company's condensed interim financial statements in conformity with IFRS requires management to make estimates and assumptions concerning the future. Estimates and assumptions are continuously evaluated and are based on management's experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. However, actual outcomes can differ from these estimates.

Areas requiring a significant degree of estimation relate to the fair value measurements for financial instruments, valuation of properties and the recoverability and measurement of deferred tax assets and liabilities. Actual results may differ from those estimates.

Significant judgments

The preparation of 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 a significant uncertainty.

New standards adopted

Financial instruments

The Company adopted all of the requirements of IFRS 9 Financial Instruments on January 1, 2018. IFRS 9 replaces IAS 39 Financial Instruments: Recognition and Measurement. IFRS 9 utilizes a revised model for recognition and measurement of financial instruments in a single, forward-looking "expected loss" impairment model.

The following is the Company's new accounting policy for financial instruments under IFRS 9:

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 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.

The Company completed a detailed assessment of its financial assets and liabilities as at January 1, 2018. The following table shows the original classification under IAS 39 and the new classification under IFRS 9:

Financial assets/liabilities	Original classification IAS 39	New classification IFRS 9
Cash	Amortized cost	Amortized cost
Accounts payable and accrued liabilities	Amortized cost	Amortized cost

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

New standards adopted (Continued)

Financial Instruments (Continued)

The Company did not restate prior periods as it recognized the effects of retrospective application to shareholders' equity at the beginning of the 2018 annual reporting period, which also includes the date of initial application. The adoption of IFRS 9 resulted in no impact to the opening accumulated deficit nor to the opening balance of accumulated comprehensive loss on January 1, 2018.

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 the statements of loss and comprehensive loss in the period in which they arise. Where management has opted to recognize a financial liability at FVTPL, any changes associated with the Company's own credit risk will be recognized in other comprehensive loss.

Financial assets through other comprehensive income ("FVTOCI")

Financial assets that meet the following conditions are measured at FVTOCI:

- The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The Company does not currently hold any financial instruments designated as FVTOCI.

Equity instruments designated as FVTOCI

On initial recognition, the Company may make an irrevocable election (on an instrument-by-instrument basis) to designate investments in equity instruments that would otherwise be measured at fair value through profit or loss to present subsequent changes in fair value in other comprehensive income. Designation at FVTOCI is not permitted if the equity investment is held for trading or if it is contingent consideration recognized by an acquirer in a business combination. Investments in equity instruments at FVTOCI are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognized in other OCI. The cumulative gain or loss is not reclassified to profit or loss on disposal of the equity instrument, instead, it is transferred to retained earnings. The Company does not currently hold any equity instruments designated as FVTOCI.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

New standards adopted (Continued)

Financial Instruments (Continued)

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 the statements of comprehensive 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.

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. Gains and losses on derecognition are generally recognized in the statements of loss and comprehensive loss.

Financial liabilities

The Company derecognizes financial liabilities only when its obligations under the financial liabilities are discharged, cancelled or expired. Generally, the difference between the carrying amount of the financial liability derecognized and the consideration paid and payable, including any non-cash assets transferred or liabilities assumed, is recognized in the statements of loss and comprehensive loss.

IFRS 15, Revenue from Contracts with Customers

The Company adopted IFRS 15 – Revenue from contracts with customers on January 1, 2018 in accordance with the transitional provisions of the standard. IFRS 15 deals with revenue recognition and establishes principles for reporting useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flows arising from an entity's contracts with customers. Revenue is recognized when a customer obtains control of a good or service and thus has the ability to direct the use and obtain the benefits from the goods or services. The standard replaces IAS 18 Revenue and IAS 11 Construction contracts and related interpretations. IFRS15 is effective for reporting periods beginning on or after January 1, 2018 with early application permitted.

Since the Company has no revenues from contracts with customers, there was no material impact on the Company's financial statements upon adoption of this standard.

2. **SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

New accounting standards issued but not yet effective

IFRS 16 – Leases. IFRS 16 establishes principles for the recognition, measurement, presentation and disclosure of leases, with the objective of ensuring that lessees and lessors provide relevant information that faithfully represents those transactions. IFRS 16 substantially carries forward the lessor accounting requirements in IAS 17. Accordingly, a lessor continues to classify its leases as operating leases or finance leases, and to account for those two types of leases differently. However, lessees are no longer classifying leases as either operating leases or finance leases as it is required by IAS 17. The standard is effective for annual periods beginning on or after January 1, 2019. The Company has not early adopted this new standard and does not expect it to have a material effect on the Company’s future results and financial operations.

Other accounting standards or amendments to existing accounting standards that have been issued but have future effective dates are either not applicable or are not expected to have a significant impact on the Company’s financial statements.

3. **Property**

On October 16, 2018, the Company acquired 32 acres of industrial zoned agricultural land in Christina Lake, British Columbia from an arm’s length party, and paid \$863,505. The property’s existing infrastructure includes a 6,000 square foot steel framed building, which is currently being retrofitted for offices, personnel rooms, as well as a cannabis nursery and a cultivation room. These building improvements are capitalized. The property meets all provincial, municipal and federal requirements for licensing, and is compliant with all applicable municipal and provincial laws having obtained the required development permits from the Regional District of Kootenay Boundary. The purchase price was allocated to the land and building based on management’s estimate of their relative fair values on November 30, 2018.

	Land – Christina Lake	Building – Christina Lake	Building improvement	Total
Year ended November 30, 2018	468,630	394,875	-	863,505
Additions	-	75,301	75,301	75,301
Period ended February 28, 2019	468,360	470,176	75,301	938,806

The Property is not yet ready for its intended use and no amortization has been recorded for the three months period ended February 28, 2019.

On February 26, 2019, the Company entered into an arm’s length purchase agreement to acquire an adjacent 99-acre parcel of industrially-zoned agricultural land (“Ponderosa”) for \$600,000. The Company advanced a \$15,000 deposit. The Company is currently seeking to obtain provincial, municipal and federal approval so that the Ponderosa property meets all requirements for licensing, and is compliant with all applicable municipal and provincial laws including obtaining the required development permits from the Regional District of Kootenay-Boundary.

4. **Accounts payable and accrued liabilities**

	February 28, 2019	November 30, 2018
Accounts payable	\$ 39,240	\$ 69,825
Accrued liabilities	2,000	3,500
	\$ 41,240	\$ 73,325

Included in accounts payable are amounts totaling \$18,000 (November 30, 2018 - \$16,760) due to related parties (Note 5).

5. Related party transactions and balances

The Company has identified its directors and certain senior officers as its key management personnel.

During the year, the Company entered into transactions with related parties comprised of directors, officers and companies with common directors. The key management compensation and director fees consist of the following for the three months period ended February 28, 2019 and 2018:

	February 28, 2019	February 28, 2018
Consulting fees paid to a private company controlled by the former CEO	\$ 72,000	\$ 1,310
Consulting fees paid or accrued to a private company jointly controlled by the CFO	10,500	-
Consulting fees paid or accrued to a director	10,500	-
Salaries paid to directors and officers of the Company	67,500	-
	\$ 160,500	\$ 1,310

As at February 28, 2019, there was \$18,000 (November 30, 2018 - \$16,760) included in accounts payable and a \$Nil (November 30, 2018 - \$18,402) advance owing to a company controlled by an individual who is an officer and director of the Company. The balances are unsecured, due on demand and is non-interest bearing.

As at February 28, 2019, \$Nil (November 30, 2018 - \$33,333) of the subscription receivable was owing from one of the Company's officers and his family members.

6. Share Capital

Authorized share capital

Unlimited number of common shares without par value.

Issued share capital

At February 28, 2019 there were 40,791,605 issued and fully paid common shares outstanding.

Share issuances for the three months period ended February 28, 2019

There was no share issued during the period.

Share issuances for the year ended November 30, 2018

In November 2018, the Company issued 28,044,005 units at a price of \$0.09 per Unit ("Unit") for gross proceeds of \$2,523,960, of which \$154,666 was recorded in subscription receivable and received subsequent to November 30, 2018 (Note 9). Each Unit consists of one common share and one common share purchase warrant; each warrant is exercisable into one common share, expire one year from the date of issuance and have an exercise price of \$0.30. In consideration for their services, the underwriters received a cash commission of \$90,269 and the Company paid other finder's fees of \$22,680. A total of 1,248,019 finder's warrants were granted with a fair value of \$10,863; each finder warrant entitling the holder to acquire one additional common share at \$0.30 for a period of 12 months. The fair value of the finders' warrants was determined using the Black Scholes Option Pricing Model with the following assumptions: stock price - \$0.09; exercise price - \$0.30; expected life - 1 year; volatility - 100%; dividend yield - \$0; and risk-free rate - 2.22%.

7. Share Capital (continued)

On October 22, 2018, the Company issued 5,000,000 Units at a price of \$0.04 per common share for gross proceeds of \$200,000. Each Unit consists of one common share and one-half common share purchase warrant; each whole warrant is exercisable into one common share, expire four years from the date of issuance and have an exercise price of \$0.09. The Company determined that the fair value of the Units was \$0.09 per Unit and recorded a share-based payment of \$250,000.

Warrants

The continuity of the Company's share purchase warrants pursuant is as follows:

	Number of share purchase warrants #	Weighted average exercise price \$
Outstanding, November 30, 2018	31,792,024	0.30
Granted	-	-
Outstanding, February 28, 2019	31,792,024	0.30

As of February 28, 2019, the Company had share purchase warrants outstanding and exercisable to acquire common shares of the Company as follows:

Expiry date	Exercise price \$	Number of warrants #
October 12, 2019	0.30	20,608,963
October 29, 2019	0.30	6,683,061
November 2, 2019	0.30	2,000,000
October 22, 2022	0.09	2,500,000
		31,792,024

Reserve

The reserve account records items recognized as stock-based compensation expense and the fair value of finders' warrants issued until such time that the stock options and warrants are exercised, at which time the corresponding amount will be reallocated to share capital.

Stock Options

On March 1, 2017, the Board of Directors approved the adoption of a fixed Stock Option Plan reserving for issuance, upon the exercise of options granted pursuant to the Stock Option Plan, a maximum of 20% of the issued and outstanding shares of the Company, less any shares required to be reserved with respect to options granted by the Company prior to the implementation of the Stock Option Plan. The Stock Option Plan was subsequently replaced with the 2018 Plan which was approved by shareholders at its January 9, 2019 Annual General and Special Meeting. The 2018 Plan is substantively similar to the Stock Option Plan except that it increases the number of common shares reserved under it. The 2018 Plan reserves 8,158,321 common shares (which represents 20% of the Company's outstanding common shares as of the record date for the Meeting), compared to 199,520 under the Stock Option Plan.

There were no options granted during the period ended February 28, 2019 and year ended November 30, 2018.

7. Financial risk and capital management

The Company is exposed in varying degrees to a variety of financial instrument related risks. The Board of Directors approves and monitors the risk management processes, inclusive of documented investment policies, counterparty limits, and controlling and reporting structures. The type of risk exposure and the way in which such exposure is managed is provided as follows:

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 cash held in bank accounts and subscription receivable. The majority of cash is deposited in bank accounts 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 major banks that are high credit quality financial institutions as determined by rating agencies. Credit risk related to cash is assessed as low. Subscription receivable was owed by subscribers to the Company's private placements. Credit risk related to subscription receivable was assessed as low.

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 has a planning and budgeting process in place to help determine the funds required to support the Company's normal operating requirements on an ongoing basis. The Company ensures that there are sufficient funds to meet its short-term business requirements, taking into account its anticipated cash flows from operations and its holdings of cash. As of February 28, 2019, the Company has sufficient working capital of \$962,421 to cover short term obligations.

Historically, the Company's sole source of funding has been loans from related parties and private placements. The Company's access to financing is always uncertain. There can be no assurance of continued access to significant equity funding. Liquidity risk is assessed as low.

Foreign exchange risk

Foreign currency risk is the risk that the fair values of future cash flows of a financial instrument will fluctuate because they are denominated in currencies that differ from the respective functional currency. The Company is not exposed to foreign exchange risk.

Interest rate risk

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. As at February 28, 2019, the Company did not have any financial instruments subject to interest rate risk.

Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor and creditor confidence and to sustain future development of the business. The capital structure of the Company consists of equity and cash. There were no changes in the Company's approach to capital management during the year. The Company is not subject to any externally imposed capital requirements.

8. Subsequent events

On April 26, 2019, the Company issued 11,490,000 units at a price of \$0.10 per unit for gross proceeds of \$1,149,000. Each unit consists of one Common Share and one-half of one warrant; each such whole warrant entitles the holder to acquire one additional Common Share at a price of \$0.20 until April 26, 2020. The Company incurred cash finder's fees of \$31,800 and issued 318,000 finder's warrants; each finders warrant is exercisable at \$0.20 until April 26, 2020.