

TRIBE PROPERTY TECHNOLOGIES INC.

Condensed Consolidated Interim Financial Statements
For the three months ended March 31, 2022 and 2021

(Expressed in Canadian Dollars - unaudited)

NOTICE OF NO AUDITOR 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 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 condensed 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 financial statements in accordance with standards established by the Chartered Professional Accountants of Canada for a review of interim financial statements by an entity's auditor.

TRIBE PROPERTY TECHNOLOGIES INC.
Condensed Consolidated Interim Statements of Financial Position
(Expressed in Canadian Dollars)

As at	March 31, 2022 (unaudited)	December 31, 2021
ASSETS		
Current assets		
Cash and cash equivalents	\$ 17,920,676	\$ 1,211,899
Accounts receivable, net of allowance for doubtful accounts (Note 19)	705,065	686,336
Prepaid expenses	310,937	298,231
Investments	75,175	75,832
Total current assets	19,011,853	2,272,298
Property and equipment (Note 7)	4,002,306	4,100,777
Intangible assets (Note 8)	7,055,182	7,151,440
Goodwill (Note 8)	4,857,516	4,857,516
TOTAL ASSETS	\$ 34,926,857	\$ 18,382,031
LIABILITIES		
Current liabilities		
Accounts payable and accrued liabilities (Note 20)	\$ 1,286,060	\$ 1,401,986
Deferred revenue (Note 9)	205,320	238,258
Loans and borrowings (Note 10)	143,033	159,181
Current portion of lease obligations (Note 11)	831,796	855,813
Note payable (Note 12)	927,355	1,923,117
Total current liabilities	3,393,564	4,578,355
Lease obligations (Note 11)	2,878,479	2,951,132
Note payable (Note 12)	2,879,655	2,865,190
TOTAL LIABILITIES	9,151,698	10,394,677
SHAREHOLDERS' EQUITY		
Share capital (Note 13)	54,115,447	34,697,639
Reserve (Notes 13 and 14)	2,176,654	1,749,832
Accumulated deficit	(30,516,942)	(28,460,117)
TOTAL SHAREHOLDERS' EQUITY	25,775,159	7,987,354
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	\$ 34,926,857	\$ 18,382,031

Subsequent Events (Note 21)

These condensed consolidated interim financial statements were authorized for issue by the Board of Directors on May 27, 2022. They are signed on behalf of the Board of Directors by:

/s/ "Joseph Nakhla"
CEO and Director

/s/ "Raymond Choy"
Director

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

TRIBE PROPERTY TECHNOLOGIES INC.
Condensed Consolidated Interim Statements of Loss and Comprehensive Loss
(Expressed in Canadian Dollars - unaudited)

	For the Three Months Ended	
	March 31, 2022	March 31, 2021
REVENUE (Note 5)	\$ 4,202,215	\$ 3,786,129
OPERATING EXPENSES		
Cost of software and services and software licensing fees	2,367,169	2,017,640
Selling, general and administrative expenses (Note 6)	3,316,416	2,307,691
Depreciation (Note 7)	209,264	227,523
Amortization of intangible assets (Note 8)	96,258	91,070
Stock-based compensation (Notes 14 and 17)	101,041	339,617
LOSS FROM OPERATIONS	(1,887,933)	(1,197,412)
OTHER INCOME AND EXPENSES		
Interest expense - net (Notes 10, 11 and 12)	(168,452)	(278,452)
Foreign exchange gain (loss)	(65)	549
Fair value gain (loss) on investment	(657)	7,442
Listing expenses (Note 3)	-	(1,634,456)
NET LOSS AND COMPREHENSIVE LOSS BEFORE TAX	(2,057,107)	(3,102,329)
Income tax recovery (expense)	282	(57,103)
NET LOSS AND COMPREHENSIVE LOSS	\$ (2,056,825)	\$ (3,159,432)
BASIC AND DILUTED LOSS PER POST-CONSOLIDATION SHARE	\$ (0.10)	\$ (0.24)
WEIGHTED AVERAGE NUMBER OF POST-CONSOLIDATION COMMON SHARES OUTSTANDING, BASIC AND DILUTED	20,339,889	13,238,430

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

TRIBE PROPERTY TECHNOLOGIES INC.
Condensed Consolidated Interim Statements of Cash Flows
(Expressed in Canadian Dollars - unaudited)

	For the Three Months Ended	
	March 31, 2022	March 31, 2021
Cash flows provided by (used in):		
OPERATING ACTIVITIES		
Net loss	\$ (2,056,825)	\$ (3,159,432)
Adjustments for items not affecting cash:		
Income tax expense (recovery)	(282)	57,103
Depreciation	209,264	227,523
Amortization of intangible assets	96,258	91,070
Interest expense - net	168,452	278,452
Fair value loss (gain) on investment	657	(7,442)
Stock-based compensation	101,041	339,617
Consulting fees	-	50,000
Listing expenses	-	1,381,428
	(1,481,435)	(741,681)
Net changes in non-cash working capital items:		
Receivables and prepaid expenses	(31,435)	613,871
Accounts payable and accrued liabilities	(90,244)	(778,488)
Deferred revenue	(32,938)	14,947
	(154,617)	(891,351)
Interest paid	(174,347)	(231,986)
Net cash flows used in operating activities	(1,810,399)	(1,123,337)
INVESTING ACTIVITY		
Payment for acquisition of Gateway (Note 12)	-	(5,000,000)
Purchase of property and equipment	(50,700)	(10,576)
Cash acquired from Cherry Street Capital Inc. (Note 3)	-	673,611
Net cash flows used in investing activities	(50,700)	(4,336,965)
FINANCING ACTIVITIES		
Proceeds from issuance of shares, net of share issuance costs (Note 13)	19,725,301	12,384,990
Proceeds from exercise of stock options	18,288	-
(Repayment of) proceeds from shareholder loans	-	(889,926)
(Repayment of) proceeds from operating line of credit	-	(44,457)
Repayment of demand loan	(16,950)	(16,950)
Repayment of note payable	(1,000,000)	-
Repayment of lease obligations	(156,763)	(129,985)
Net cash flows provided by financing activities	18,569,876	11,303,672
Net increase in cash	16,708,777	5,843,370
Cash and cash equivalents, beginning	1,211,899	908,009
Cash and cash equivalents, ending	\$ 17,920,676	\$ 6,751,379
Supplemental cash flow information:		
Non-cash settlement of shareholder loans	\$ -	\$ 1,266,365

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

TRIBE PROPERTY TECHNOLOGIES INC.
Condensed Consolidated Interim Statements of Changes in Shareholders' Equity
(Expressed in Canadian Dollars - unaudited)

	Number of shares	Amount	Reserve	Accumulated deficit	Total
Balance, December 31, 2020	12,600,000	\$ 19,361,821	\$ 646,481	\$ (20,850,848)	\$ (842,546)
Shares issued for cash (Note 13)	2,665,984	13,329,920	-	-	13,329,920
Share issuance costs (Note 13)	-	(1,165,467)	220,537	-	(944,930)
Shares issued for reverse take-over (Notes 3 and 13)	361,000	1,805,000	67,169	-	1,872,169
Shares issued to settle related party loans (Notes 13 and 17)	253,273	1,266,365	-	-	1,266,365
Shares issued for consulting services (Notes 14 and 17)	10,000	50,000	-	-	50,000
Stock-based compensation (Notes 14 and 17)	-	-	339,617	-	339,617
Net and comprehensive loss for the period	-	-	-	(3,159,432)	(3,159,432)
Balance, March 31, 2021	15,890,257	\$ 34,647,639	\$ 1,273,804	\$ (24,010,280)	\$ 11,911,163
Balance, December 31, 2021	15,903,231	\$ 34,697,639	\$ 1,749,832	\$ (28,460,117)	\$ 7,987,354
Shares issued for cash (Note 13)	5,250,000	21,000,000	-	-	21,000,000
Share issuance costs (Note 13)	-	(1,611,377)	336,678	-	(1,274,699)
Exercise of stock options (Note 14)	6,650	29,185	(10,897)	-	18,288
Stock-based compensation (Notes 14 and 17)	-	-	101,041	-	101,041
Net and comprehensive loss for the period	-	-	-	(2,056,825)	(2,056,825)
Balance, March 31, 2022	21,159,881	\$ 54,115,447	\$ 2,176,654	\$ (30,516,942)	\$ 25,775,159

In connection with the reverse acquisition transaction (Note 3), Tribe Private consolidated its common shares on the basis of one post-consolidation common share for every 9.1719 pre-consolidation common shares. All share figures have been recast to reflect the consolidation (Note 13).

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

TRIBE PROPERTY TECHNOLOGIES INC.

Notes to the Condensed Consolidated Interim Financial Statements

For the three months ended March 31, 2022 and 2021

(In Canadian dollars)

1. REPORTING ENTITY

On March 15, 2021, the Company (then “Cherry Street Capital Inc.”, a Canadian capital pool company previously listed on the TSX Venture Exchange (the “Exchange”) under the symbol “CHSC.P”) (“Cherry Street”) acquired all of the outstanding shares of Tribe Property Technologies Inc. (“Tribe Private”) by way of a three-cornered amalgamation, pursuant to which a wholly-owned subsidiary of Cherry Street amalgamated with Tribe Private, with Tribe Private surviving as a wholly-owned subsidiary of Cherry Street under the name “Tribe Property Solutions Inc.” (the “Qualifying Transaction”). On March 15, 2021, Cherry Street changed its name to “Tribe Property Technologies Inc.” (“Tribe” or the “Company”) and on March 25, 2021, the Company was listed on the Exchange under the symbol “TRBE”. This transaction constituted Cherry Street’s qualifying transaction for the purposes of the Exchange’s policies and a reverse acquisition (the “RTO”) for the purposes of Canadian securities laws (Note 4). Tribe Private has been identified as the accounting acquirer, and accordingly, the Company is considered to be a continuation of Tribe Private, and the net assets of Cherry Street at the date of the RTO are deemed to have been acquired by Tribe Private. These financial statements include the results of operations of Cherry Street from March 15, 2021. The comparative figures are those of Tribe Private prior to the RTO.

The Company was incorporated under the *Business Corporations Act* (Ontario) on June 5, 2017 and changed its name to Tribe Property Technologies Inc. on March 15, 2021. The Company’s registered office is located at 2100-885 Scotia Plaza, 40 King Street West, Toronto, Ontario, M5H 3C2 and its principal place of business is located at 419-1155 West Pender Street, Vancouver, BC, V6E 2P4.

The Company’s principal business activity is offering technology-enabled property management services to meet the needs of developers, condominium and residential communities, owners and residents. The services provided via its technology platform are focused on improving the living experience of the residents within each community, with a key focus on communication, information, education and protection. Through its technology platform, the Company provides on-demand access to important records and documents, simple communication tools, online payment options, bookable amenities and a ticketing system for residents to notify their developer or management of issues, warranty concerns and deficiencies.

On March 11 2020, the World Health Organization characterized the outbreak of a strain of the novel coronavirus (“COVID-19”) as a pandemic which has resulted in a series of public health and emergency measures that have been put in place to combat the spread of the virus. The duration and impact of COVID-19 is unknown at this time and it is not possible to reliably estimate the impact that the length and severity of these developments will have on the financial results and condition of the Company in future periods, including the possible impact on future financing opportunities.

2. BASIS OF PRESENTATION

2.1 *Statement of compliance*

These condensed consolidated interim financial statements have been prepared in accordance with International Accounting Standard (“IAS”) 34, *Interim Financial Reporting*, as issued by the International Accounting Standards Board (“IASB”). Accordingly, certain information and footnote disclosure normally included in annual financial statements prepared in accordance with International Financial Reporting Standards (“IFRS”) have been omitted or condensed, and therefore these condensed consolidated interim financial statements should be read in conjunction with the Company’s audited consolidated financial statements for the period ended December 31, 2021 and the notes thereto.

These condensed consolidated interim financial statements are based on the IFRS issued and effective as of May 27, 2022, the date these condensed consolidated interim financial statements were authorized for issuance by the Company’s Board of Directors, and follow the same accounting policies and methods of computation as the most recent annual financial statements.

2.2 *Significant accounting judgements, estimates and assumptions*

Business combinations

On the completion of business acquisitions, management’s judgement is required to estimate the purchase price and to identify and determined the fair value all assets acquired and liabilities assumed. The determination of the fair value of assets acquired and liabilities assumed is based on management’s estimates and certain assumptions generally included in a present value calculation of the related cash flows.

TRIBE PROPERTY TECHNOLOGIES INC.

Notes to the Condensed Consolidated Interim Financial Statements

For the three months ended March 31, 2022 and 2021

(In Canadian dollars)

2. BASIS OF PRESENTATION (continued)

Going concern

Management has applied judgements in the assessment of the Company's ability to continue as a going concern when preparing its condensed consolidated interim financial statements. Management prepares its condensed consolidated interim financial statements on a going concern basis unless management either intends to liquidate the Company or has no realistic alternative other than to do so.

Impairment of goodwill

Determining whether goodwill is impaired requires an estimation of the value in use of the CGU's to which goodwill has been allocated. The value in use calculation requires management to estimate the future cash flows expected to arise from the CGU and a suitable discount rate in order to calculate present value. Where the actual future cash flows are less than expected, a material impairment loss may arise.

The Company tests goodwill for impairment at least annually in accordance with the requirements of IAS 36 *Impairment of Assets*. The recoverable amounts of CGU's are determined based on the greater of their fair value less costs of disposal and value in use. These calculations require the use of estimates.

For the purposes of impairment testing, assets are grouped into CGU's that have been identified as being the smallest identifiable group of assets that generate cash inflows that are independent of cash inflows of other assets or groups of assets. The determination of these CGU's is based on management's judgement in regards to shared infrastructure, geographical proximity, product type and other relevant factors.

Value in use calculations requires assumptions about revenue growth rates, operating margins, and discount rates. In arriving at its forecasts, the Company considered past experience, economic trends and inflation as well as industry and market trends.

Valuation of deferred tax assets

In assessing the realization of deferred tax assets, the Company considers the extent to which it is probable that the deferred tax asset will be realized. The ultimate realization of deferred tax assets is dependent on the generation of future taxable profits during the period in which those temporary losses and tax loss carry-forwards become deductible. The Company considers the expected reversal of deferred tax liabilities and projected future taxable income in making this assessment.

Determination of useful life

Each significant component of property and equipment and intangible assets are depreciated over their estimated useful lives. Estimated useful lives are determined based on current facts and past management experience and take into consideration the anticipated physical life of the asset, existing long-term sales agreements and contracts, current and forecasted demand, and the potential for technological obsolescence.

3. REVERSE ACQUISITION TRANSACTION

On March 15, 2021, Cherry Street acquired all of the outstanding shares of Tribe Private by way of a three-cornered amalgamation and changed its name to "Tribe Property Technologies Inc." (Note 1). The transaction was completed by way of a share exchange between the shareholders of Cherry Street and the shareholders of Tribe Private. In exchange for 100% of the issued and outstanding shares of Tribe Private, the shareholders of Tribe Private received an aggregate of 15,529,257 common shares of the Company. Stock options of Cherry Street and Tribe Private were exchanged for stock options of the Company.

The transaction resulted in Tribe Private obtaining control of the combined entity by obtaining control of governance and management decision-making processes, and the resulting authority to govern the financial and operating policies of the combined entity.

The transaction constituted a RTO of Cherry Street by Tribe Private and has been accounted for as a RTO transaction in accordance with IFRS 2, Share-based payments. The Company did not meet the definition of a business in accordance with IFRS 3, Business combinations, as such, the transaction does not constitute a business combination.

For accounting purposes, Tribe Private is treated as the accounting parent (legal subsidiary) and Cherry Street as the accounting subsidiary (legal parent). The fair value of the consideration paid by Tribe Private less the fair value

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of net assets acquired of Cherry Street constitutes listing expense and has been recorded in the statement of loss and comprehensive loss.

The RTO was measured at the fair value of the shares that Tribe Private would have had to issue to the shareholders of Cherry Street, being 361,000 common shares, to give the shareholders of Cherry Street the same percentage of equity interest in the combined entity that results from the reverse acquisition had it taken the legal form of Tribe Private acquiring Cherry Street.

Consideration paid on RTO	
361,000 common shares (Note 13)	\$ 1,805,000
Fair value of replacement options ⁽¹⁾ (Note 14)	67,169
Total consideration	1,872,169
Fair value of net assets acquired	
Cash	673,611
Accounts payable	(182,870)
Net identifiable assets acquired	490,741
Excess consideration over net assets acquired	1,381,428
Transaction costs	253,028
Listing expenses	\$ 1,634,456

⁽¹⁾ Fair value of the Company's options upon completion of the RTO.

4. BUSINESS COMBINATION

On December 31, 2020, the Company acquired 100% of the common shares of Gateway Property Management Corp. ("Gateway") and R.D.C. Property Services Ltd. ("RDC") for 200,000 common shares of the Company and a promissory note of \$9,000,000 (Note 12). Included in the agreement are purchase price adjustments that were based on revenue targets for the year ended December 31, 2021. There were no adjustments made to the purchase price. In connection with the acquisition, the Company incurred and expensed transaction costs of \$110,000.

Gateway and RDC were property management service companies with a network of clients across Canada. The acquisition expanded the Company's geographical footprint in the condo management services sector to the provinces of Alberta and Ontario, as well as significantly increased the scale of its rental management business.

In accordance with the measurement requirements set out under IFRS 3, Business Combinations, the preliminary purchase price allocation based on the fair value of assets acquired and liabilities assumed is as follows:

Fair value of Tribe shares	\$ 1,000,000
(200,000 common shares at \$5 per share) (Note 13)	
Promissory note (Note 12)	8,688,417
Working capital payment adjustment	968,792
Fair value of purchase consideration	\$ 10,657,209
Allocated to:	
Cash	\$ 876,774
Investment in marketable securities	60,958
Accounts receivable	384,897
Prepaid expenses	262,162
Property and equipment	1,612,096
Intangible assets (Note 10)	6,257,650
Goodwill (Note 10)	4,766,641
Accounts payable and accrued liabilities	(550,189)
Lease liabilities	(1,323,780)
Deferred tax liability	(1,690,000)
Total	\$ 10,657,209

TRIBE PROPERTY TECHNOLOGIES INC.

Notes to the Condensed Consolidated Interim Financial Statements

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(In Canadian dollars)

4. BUSINESS COMBINATION (continued)

The goodwill represented the excess of the purchase price over the fair value of net assets acquired. It is attributable to the workforce acquired and expected synergies from combining operations. None of the goodwill is deductible for tax purposes.

The receivables acquired in the transaction had a fair value of \$384,897 which approximated the gross contractual amounts receivable. The best estimate at the acquisition date of the contractual cash flows for which collection is uncertain is \$0.

During the year ended December 31, 2021, the working capital payment adjustment was increased by \$31,208 to \$1,000,000 (Notes 8 and 12) to account for delayed payment and adjustment of security. During the three months ended March 31, 2022, the working capital payment adjustment was made (Note 12). No other adjustments were made to the purchase price allocation.

5. REVENUE

A disaggregation of revenue from contracts with customers is as follows:

	Three Months Ended	
	March 31, 2022	March 31, 2021
Software and service fees	\$ 3,698,526	\$ 3,274,167
Transactional revenues	403,541	426,991
Software and services	4,102,067	3,701,158
Software licensing fees	100,148	84,971
Total revenue	\$ 4,202,215	\$ 3,786,129

6. SELLING, GENERAL AND ADMINISTRATIVE

Selling, general and administrative expenses are comprised of:

	Three Months Ended	
	March 31, 2022	March 31, 2021
Salaries and wages	\$ 2,065,642	\$ 1,316,298
Office expenses	722,712	595,774
Professional fees	393,883	326,803
Investor relations	72,502	47,500
Advertising and promotion	61,677	21,316
	\$ 3,316,416	\$ 2,307,691

TRIBE PROPERTY TECHNOLOGIES INC.

Notes to the Condensed Consolidated Interim Financial Statements

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(In Canadian dollars)

7. PROPERTY AND EQUIPMENT

	Computer hardware	Computer software	Furniture and equipment	Leasehold improvements	Right-of-use assets	Total
Cost						
Balance, December 31, 2020	\$ 242,879	\$ 1,049,260	\$ 156,797	\$ 336,772	\$ 1,896,451	\$ 3,682,159
Additions	54,271	46,286	16,103	-	2,729,235	2,845,895
Balance, December 31, 2021	297,150	1,095,546	172,900	336,772	4,625,687	6,528,055
Additions	7,272	37,660	5,768	-	60,093	110,793
Balance, March 31, 2022	\$ 304,422	\$ 1,133,206	\$ 178,668	\$ 336,772	\$ 4,685,780	\$ 6,638,848
Accumulated amortization						
Balance, December 31, 2020	\$ 170,156	\$ 763,719	\$ 43,356	\$ 165,911	\$ 402,379	\$ 1,545,521
Depreciation	49,025	94,049	37,683	23,728	677,272	881,756
Balance, December 31, 2021	219,181	857,768	81,039	189,639	1,079,651	2,427,278
Depreciation	9,489	21,236	2,106	328	176,015	209,264
Balance, March 31, 2022	\$ 228,670	\$ 879,094	\$ 83,145	\$ 189,967	\$ 1,255,666	\$ 2,636,542
Net book value						
Balance, December 31, 2021	\$ 77,969	\$ 237,778	\$ 91,861	\$ 147,133	\$ 3,546,036	\$ 4,100,777
Balance, March 31, 2022	\$ 75,752	\$ 254,112	\$ 95,523	\$ 146,805	\$ 3,430,114	\$ 4,002,306

TRIBE PROPERTY TECHNOLOGIES INC.

Notes to the Condensed Consolidated Interim Financial Statements

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(In Canadian dollars)

8. INTANGIBLE ASSETS AND GOODWILL

	Customer Relationships	Goodwill
Cost		
Balance, December 31, 2020	\$ 7,285,608	\$ 5,483,697
Additions	415,000	31,208
Impairment	-	(657,389)
Balance, December 31, 2021	7,700,608	4,857,516
Additions	-	-
Balance, March 31, 2022	\$ 7,700,608	\$ 4,857,516
Accumulated amortization		
Balance, December 31, 2020	\$ 178,366	\$ -
Amortization	370,802	-
Balance, December 31, 2021	549,168	-
Amortization	96,258	-
Balance, March 31, 2022	\$ 645,426	\$ -
Net book value		
Balance, December 31, 2021	\$ 7,151,440	\$ 4,857,516
Balance, March 31, 2022	\$ 7,055,182	\$ 4,857,516

During the year ended December 31, 2021, the Company made three acquisitions of property management contracts for total consideration of \$415,000. Of this amount, \$50,000 was settled through the issuance of common shares (Note 13).

For the purposes of assessing impairment of goodwill and non-financial assets, the Company must identify its CGUs. Determination of what constitutes a CGU is subject to management judgment. Management has determined that the Company has two CGUs: Tribe CGU and Gateway CGU. Both CGUs belong to the Software and Services segment as they pertain to the property management business associated with the Company's community-living technology platform.

At December 31, 2021, the Company tested its CGUs for impairment of customer relationships and goodwill.

For the Gateway CGU, it was determined that the estimated recoverable amount of \$10,511,813 exceeded its carrying amount of \$9,278,310. The estimated recoverable amount of the Gateway CGU was calculated as the fair value of the assets less cost of disposal. The fair value less cost of disposal was determined with a discounted cash flow approach based on the Company's historical performance. The Company used a pre-tax discount rate of 8.7% that reflected current market assessments of the time value of money and the risks specific to the CGU. As certain inputs to the valuation are not based on observable market data, the recoverable value of Gateway CGU is categorized in Level 3 of the fair value measurement hierarchy. The Company recorded \$nil impairment.

For the Tribe CGU, it was determined that the carrying amounts of \$1,573,109 exceeded its estimated recoverable amount \$915,720. The estimated recoverable amount of the Tribe CGU was calculated as value in use. The value in use was determined with a discounted cash flow approach based on the Company's historical performance. The Company used a risk adjusted discount rate of 16.5% over a 5-year period with terminal value. The Company recorded an impairment charge of \$657,389 in operating expenses. The impairment was primarily attributable to an increase in selling, general and administrative expenses over historical periods as salaries and wages increased. A 1% increase in the assumed discount rate would result in an additional impairment of \$49,000.

At December 31, 2021, the carrying amount of goodwill allocated to the Gateway CGU is \$3,107,849 and the carrying amount of goodwill allocated to the Tribe CGU is \$59,667.

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9. DEFERRED REVENUE

Balance, December 31, 2020	\$	216,178
Billings		257,470
Revenue recognized		(235,390)
Balance, December 31, 2021		238,258
Billings		27,395
Revenue recognized		(60,333)
Balance, March 31, 2022	\$	205,320

10. LOANS AND BORROWINGS

	March 31, 2022	December 31, 2021
Operating lines of credit	\$ -	\$ -
CEBA loan	24,610	23,808
Demand loan	118,423	135,373
	\$ 143,033	\$ 159,181

Operating line of credit

The Company has a \$1,000,000 operating line of credit with the Toronto-Dominion Bank ("TD") available to be drawn at the Company's discretion. The interest rate is prime + 1.25% per annum and is calculated daily and payable monthly in arrears. All amounts are repayable immediately on demand by TD and the credit facility may be terminated by TD at any time.

CEBA loan

On April 30, 2020, the Company received a \$40,000 line of credit under the Canada Emergency Business Account ("CEBA") program funded by the Government of Canada. The CEBA line of credit is non-interest bearing and can be repaid without penalty at any time.

On June 30, 2021, the outstanding balance on the CEBA line of credit of \$40,000 automatically converted to a 2-year interest-free term loan (the "CEBA term loan"). If 75% of the CEBA term loan is repaid on or before December 31, 2022, the remaining 25% will be forgiven. If, on December 31, 2022, the Company exercises the option for a 3-year term extension, interest of 5% per annum will apply to any remaining balance during the extension period. The Company recorded the CEBA term loan at fair value using an effective interest rate of 13.3%. The fair value of the CEBA term loan is accreted up to its cost and during the three months ended March 31, 2022, interest accretion of \$802 was recognized.

Demand loan

On January 17, 2019, the Company secured a loan facility of up to \$300,000. The loan is due on demand and bears interest at prime plus 2% per annum, calculated on the daily outstanding balance of the loan, and is payable monthly.

The loan is secured by:

- First priority over all present and subsequently acquired personal property;
- Unlimited guarantee of advances executed by the Company, supported by second charge on all present and subsequently acquired personal property of the Company; and
- Evidence of business insurance, including general liability insurance.

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11. LEASES

The Company leases office space for its operations as well as computers and related equipment. The leased assets and liabilities were measured at the present value of the lease payments plus the anticipated exercise of renewal options, discounted using the incremental borrowing rate which was estimated to be between 10% and 13%.

The Company's lease liabilities are as follows:

	March 31, 2022	December 31, 2021
Current portion of lease obligations	\$ 831,796	\$ 855,813
Non-current portion of lease obligations	2,878,479	2,951,132
	\$ 3,710,275	\$ 3,806,945

The lease liability interest expense recognized in profit and loss and lease payments recognized in the financing component of statement of cash flows is as follows:

Balance, December 31, 2020	\$ 1,639,700
New leases (Note 7)	2,729,235
Interest expense	408,652
Payments	(970,642)
Balance, December 31, 2021	3,806,945
New leases (Note 7)	60,093
Interest expense	95,325
Payments	(252,088)
Balance, March 31, 2022	\$ 3,710,275

As at March 31, 2022, the Company is committed to minimum lease payments as follows:

	March 31, 2022
Less than one year	\$ 834,068
One to five years	2,403,808
More than five years	2,232,053
Total undiscounted lease liabilities	\$ 5,469,929

The Company did not designate any leases as low-value or short-term under IFRS 16.

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12. NOTE PAYABLE

In connection with the acquisition of Gateway, the Company owed a note payable of \$9,000,000 plus a working capital adjustment of \$1,000,000 (Note 5). In three months ended March 31, 2022, the working capital payment adjustment was made. The note payable bears interest at 5% per annum, which is accrued and paid monthly. The principal is repayable as follows:

- \$5,000,000, plus accrued interest, paid on March 29, 2021;
- \$1,000,000 payable on December 31, 2022;
- \$1,000,000 payable on December 31, 2023;
- \$1,000,000 payable on December 31, 2024;
- The remaining principal and any accrued interest outstanding, on December 31, 2025.

The note payable has been recorded at its fair value, using a market rate of 7.5% per annum:

	March 31, 2022	December 31, 2021
Current portion of note payable	\$ 927,356	\$ 923,117
Working capital payment adjustment due	-	1,000,000
Total current portion of note payable	927,356	1,923,117
Non-current portion of note payable	2,879,654	2,865,190
Total note payable	\$ 3,807,110	\$ 4,788,307

13. SHARE CAPITAL

13.1 Authorized

Authorized, unlimited number of voting common shares without par value.

13.2 Issued common shares

In connection with the RTO, Tribe Private consolidated its common shares on the basis of one post-consolidation common share for every 9.1719 pre-consolidation common shares. All share figures have been recast to reflect the consolidation (Note 4). As at December 31, 2021, December 31, 2020 and April 30, 2020, the Company had 15,903,231, 12,600,000 and 11,866,067 common shares outstanding, respectively.

On September 9, 2020, the Company entered into advisory agreements for services in connection with pursuit of a public listing, in exchange for the issuance of 533,933 common shares issuable upon the entering of a binding letter of intent for the purposes of a public listing. The Tribe Private common shares were issued on November 25, 2020 and recognized as share capital in the statement of shareholders equity, at their fair value of \$2,669,653 with a corresponding expense in the consolidated statement of loss and comprehensive loss as transaction costs.

On December 11, 2020, Tribe Private completed a brokered private placement financing through the issuance of 2,325,984 subscription receipts at a purchase price of \$5.00 per receipt for gross proceeds of \$11,629,920. In connection with the financing, the agents received a cash commission of \$620,745, representing 6% of the gross proceeds, and 146,434 compensation options representing 6% of the subscription receipts sold. The gross proceeds were held in escrow pending satisfaction of certain conditions. The proceeds were released from escrow on March 16, 2021 and the common shares were recognized in the statement of changes in shareholders' equity on that date. There were additional professional fees of \$264,685 incurred by the Company that have been recorded as share issuance costs.

On December 31, 2020, the Company issued 200,000 common shares with a fair value of \$1,000,000 as part of the total consideration to acquire Gateway and RDC (Note 4).

On March 5, 2021, Tribe Private completed a non-brokered private placement financing through the issuance of 340,000 subscription receipts at a purchase price of \$5.00 per receipt for gross proceeds of \$1,700,000. In connection with the financing, the agents received a cash commission of \$59,500, representing 3.5% of the gross proceeds, and 11,900 compensation options representing 3.5% of the subscription receipts sold. The gross proceeds were held in escrow pending satisfaction of certain conditions. The proceeds were released from escrow on March 29, 2021 and the common shares were recognized in the statement of changes in shareholders' equity on that date.

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13. SHARE CAPITAL (continued)

These compensation options were valued using the Black-Scholes-Merton option pricing model, using an exercise price of \$5.00, expected life of 2 years, volatility of 50% and risk-free rate of 0.31%, resulting in a total fair value of \$220,537. These compensation options have been recorded as share issuance costs.

On February 12, 2021, the Company settled \$1,266,365 of amounts owing to related parties through the issuance of 253,273 common shares (Note 17).

On March 15, 2021, the RTO was completed by way of a share exchange between the shareholders of Cherry Street and the shareholders of Tribe Property Technologies Inc. (Note 3). The RTO was measured at the fair value of the shares that Tribe Property Technologies Inc. would have had to issue to the shareholders of Cherry Street, being 361,000 common shares, to give the shareholders of Cherry Street the same percentage of equity interest in the combined entity that results from the reverse acquisition had it taken the legal form of Tribe Property Technologies Inc. acquiring Cherry Street (Note 3).

On March 15, 2021, the Company issued 10,000 common shares with a fair value of \$50,000 to a related party, for consulting services received in connection with the going public transaction.

On November 8, 2021, the Company issued 12,977 common shares with a fair value of \$50,000 in connection with an acquisition of property management contracts (Note 17).

On January 14, 2022, the Company completed a private placement equity financing pursuant to which the Company raised gross proceeds of \$21,000,000 from the sale of units of the Company (each, a "Unit") at a price of \$4.00 per Unit (5,250,000 common shares issued). Each Unit consists of one common share and one common share purchase warrant ("Warrant") of the Company. Each Warrant entitles the holder to acquire one common share at a price of \$5.10 per common share, until January 14, 2025, subject to adjustment in certain events. No value was attributed to the Warrants under the residual value method (see Note 2 in the audited consolidated financial statements for the year ended December 31, 2021). The \$21,000,000 in gross proceeds was allocated to common shares and \$nil was allocated to the Warrants as a result. Total issuance costs incurred was \$1,274,699, of which \$1,197,000 was paid to agents. The Company issued to the agents 299,248 compensation warrants (each, a "Compensation Option") at a price of \$5.10 per Compensation Option, until January 14, 2025, subject to adjustment in certain events. The Compensation Options were valued at \$336,678 using the Black-Scholes-Merton option pricing model, using an exercise price of \$5.10, expected life of 3 years, volatility of 50%, and risk-free rate of 1.25%.

14. STOCK, COMPENSATION OPTIONS AND WARRANTS

14.1 Stock and compensation options

In connection with its public listing, Tribe Private consolidated its common shares on the basis of one post-consolidation common share for every 9.1719 pre-consolidation common shares. All stock and compensation option figures have been recast to reflect the consolidation (Note 4).

The Company has a rolling stock option plan ("SOP") whereby a maximum of 10% of the issued and outstanding common shares of the Company may be reserved for issuance pursuant to the exercise of stock options. The terms of the granted stock options are fixed by the Board of Directors and are not to exceed ten years. The exercise price of stock options is determined by the Board of Directors.

Stock options granted under the SOP may vest immediately on grant, or over a period as determined by the Board of Directors, or in respect of stock options granted for investor relations services, as prescribed by the Exchange policy. The Black-Scholes-Merton option pricing model inputs for stock options granted during the three months ended March 31, 2022 are as follows:

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14. STOCK, COMPENSATION OPTIONS AND WARRANTS (continued)

Grant Date	Expiry Date	Share Price at Grant Date	Exercise Price	Risk-Free Interest Rate	Expected Life (in years)	Volatility Factor	Dividend Yield	Fair Value
May 1, 2020	April 30, 2025	\$2.29	\$2.75	0.37%	5	100%	0%	\$1.64
February 1, 2021	January 31, 2026	\$5.00	\$5.00	0.42%	5	50%	0%	\$2.15
February 22, 2021	February 21, 2026	\$5.00	\$5.00	0.67%	5	50%	0%	\$2.17
February 22, 2021	February 21, 2023	\$5.00	\$5.00	0.23%	2	50%	0%	\$1.39
January 18, 2022	December 31, 2026	\$4.05	\$5.00	1.67%	5	50%	0%	\$1.56

The risk-free interest rate is based on the Canadian government bond rate for a similar term as the expected life of the stock options. The stock options vest over periods of 1, 2, 3 and 4 years.

The volatility factor is based on the historical share price volatility of the Company's daily share closing prices over a period equal to the expected life of each stock option grant. Additionally, given the Company's limited trading history, the volatilities of comparable companies were considered.

Total stock-based compensation expense during the three months ended March 31, 2022 was \$101,041 (March 31, 2021 - \$339,617) using the Black-Scholes-Merton option pricing model.

A continuity schedule of the Company's outstanding stock and compensation options for the three months ended March 31, 2022 and 2021 is as follows:

	March 31, 2022		March 31, 2021	
	Number outstanding	Weighted average exercise price	Number outstanding	Weighted average exercise price
Outstanding, beginning	1,205,004	\$ 3.79	394,530	\$ 2.75
Options exchanged in RTO ⁽¹⁾ (Note 3)	(36,100)	4.22	36,100	4.22
Granted – SOP	97,500	5.00	620,540	5.00
Granted – Broker options ⁽²⁾	299,248	5.10	158,334	5.00
Exercised	(6,650)	2.75	-	-
Forfeited	(13,525)	5.00	-	-
Outstanding, ending	1,545,477	\$ 4.45	1,209,504	\$ 4.24
Exercisable, ending	1,144,557	\$4.26	708,874	\$ 3.71

(1) The options exchanged in RTO expired during the three months ended March 31, 2022.

(2) The continuity schedule for the three months ended March 31, 2022 includes compensation options issued in connection with the brokered private placement on January 14, 2022 (Note 13). These compensation options were not issued out of the Company's SOP.

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14. STOCK, COMPENSATION OPTIONS AND WARRANTS (continued)

At March 31, 2022, the Company had outstanding stock and compensation options as follows:

Expiry date	Options outstanding	Options exercisable	Exercise price	Weighted average remaining contractual life (in years)
February 21, 2023	70,000	65,000	\$ 5.00	0.90
March 15, 2023 ⁽¹⁾	158,334	158,334	\$ 5.00	0.96
April 30, 2025	387,880	387,880	\$ 2.75	3.08
January 31, 2026	200,000	80,000	\$ 5.00	3.83
February 21, 2026	335,015	154,095	\$ 5.00	3.90
December 31, 2026	95,000	-	\$ 5.00	4.75
January 14, 2025 ⁽¹⁾	299,248	299,248	\$ 5.10	2.79
	1,545,477	1,144,557		3.09

⁽¹⁾ Compensation options issued in connection with the brokered private placement and non-brokered private placement financings (Note 13). These compensation options were not issued out of the Company's SOP.

14.2 Warrants

A continuity schedule of the Company's outstanding common share purchase warrants for the three months ended March 31, 2022 and 2021 is as follows:

	March 31, 2022		March 31, 2021	
	Number outstanding	Weighted average exercise price	Number outstanding	Weighted average exercise price
Outstanding, beginning	-	\$ -	-	\$ -
Issued ⁽¹⁾	5,250,000	5.10	-	-
Exercised	-	-	-	-
Outstanding, ending	5,250,000	\$ 5.10	-	\$ -

⁽¹⁾ Common share purchase warrants issued in connection with the connection with the brokered private placement on January 14, 2022 (Note 13).

At March 31, 2022, the Company had outstanding common share purchase warrants exercisable as follows:

Expiry date	Warrants outstanding	Exercise price	Weighted average remaining contractual life (in years)
Jan 14, 2025 ⁽¹⁾	5,250,000	\$ 5.10	2.80
	5,250,000		2.80

⁽¹⁾ Common share purchase warrants issued in connection with the connection with the brokered private placement on January 14, 2022 (Note 13).

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15. FINANCIAL INSTRUMENTS

15.1 Categories of financial instruments and fair value measurements

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

	Level	March 31, 2022	December 31, 2021
Financial assets:			
Fair value through profit and loss			
Cash and cash equivalents	1	\$ 17,920,676	\$ 1,211,899
Investments	1	75,175	75,832
Amortized cost			
Accounts receivable, net of allowance for doubtful accounts	2	705,065	686,336
Financial liabilities:			
Financial liabilities at amortized cost			
Accounts payable	2	\$ 543,529	\$ 673,607
Short-term debt	2	24,610	23,808
Demand loan	2	118,423	135,373
Note payable	2	3,807,010	4,788,307

15.2 Fair value information

The fair values of the Company's financial instruments approximate their carrying amounts due to the short-term nature of these instruments.

IFRS 13 *Fair Value Measurement* establishes a fair value hierarchy that reflects the significance of inputs used in measuring fair value as follows:

- Level 1 – quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 – inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3 – inputs for the asset or liability that are not based on observable market data (unobservable inputs).
-

15.3 Management of financial risks

There were no transfers between levels of the fair value hierarchy during the three months ended March 31, 2022. As at March 31, 2022 and December 31, 2021, the Company's cash and cash equivalents, and investments were valued using Level 1 inputs of the fair value hierarchy.

The following is an analysis of the contractual maturities of the Company's financial liabilities as at December 31, 2021:

	Within 12 months	After 12 months
Accounts payable and accrued liabilities	\$ 1,286,060	\$ -
Short-term debt	24,610	-
Demand loan	118,423	-
Note payable	927,355	2,879,655
Total	\$ 2,356,448	\$ 2,879,655

The Company's financial instruments expose the Company to certain financial risks, including credit risk, liquidity risk, interest rate risk and foreign currency risk.

TRIBE PROPERTY TECHNOLOGIES INC.

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15. FINANCIAL INSTRUMENTS (continued)

Credit risk

Credit risk arises from the potential that a counterparty will fail to perform its obligations. The Company has a significant number of customers which minimizes concentration of credit risk. The Company is exposed to credit risk from customers. In order to reduce its credit risk, the Company deals only with financially sound counterparties and, accordingly, does not anticipate loss for non-performance. An allowance for doubtful accounts is established based upon factors surrounding the credit risk of specific accounts, historical trends and other information. Over 90% of accounts receivable is current. The amounts disclosed in the balance sheet represent the maximum credit risks. The Company's cash are also exposed to credit risk. Cash is held with a major financial institution, consequently, the risk is assessed as low.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's interest rates on its short-term debt, note payable and demand loan are fixed. Management monitors its interest rates compared to market rates on a regular basis. The Company does not use derivative instruments to reduce its exposure to interest rate risk. Accordingly, interest rate risk is assessed as low.

Currency risk

Currency risk is the risk that the Company's net loss will vary from fluctuations of foreign exchange rates and the degree of volatility of these rates. The Company has not entered into any forward currency contracts or other financial derivatives to hedge foreign exchange risk. The Company is exposed to limited foreign currency transactions and has assessed the currency risk as low.

Liquidity risk

The Company's objective is to have sufficient liquidity to meet its liabilities when they become due. The Company monitors its cash balances and cash flows generated from operations to meet its requirements. As at March 31, 2022, the most significant financial liabilities are its accounts payables and accrued liabilities, short-term debt, demand loan, and note payable. As at March 31, 2022, the Company assessed liquidity risk as low.

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16. SEGMENTED INFORMATION

Management determined the Company's operating segments based on information reviewed by the Company's chief operating decision-maker, which consists of the Chief Executive Officer and the leadership team; largely on the basis of services offered and the classes of customers served.

The Company has three operating segments: (1) software and services, (2) software licensing fees, and (3) corporate. Software and services refers to the property management business associated with the Company's community-living technology platform. Software licensing fees refers to the Company's deficiency management software provided to developers and rental management software provided to landlords. The Company's corporate segment refers to the strategic and operational leadership of management, and shared corporate services to the group through the Company's head office operations. Financial performance and balances by segment are as follows:

	Software and Services	Software Licensing Fees	Corporate	Total
For the three months ended March 31, 2022				
Revenue	\$ 4,102,067	\$ 100,148	\$ -	\$ 4,202,515
Expenses	4,205,478	1,310,702	743,142	6,259,322
Net loss	\$ (103,411)	\$ (1,210,554)	\$ (743,142)	\$ (2,057,107)
For the three months ended March 31, 2021				
Revenue	\$ 3,701,158	\$ 84,971	\$ -	\$ 3,786,129
Expenses	\$ 3,841,279	\$ 717,671	\$ 2,386,611	\$ 6,945,561
Net loss	\$ (140,121)	\$ (632,700)	\$ (2,386,611)	\$ (3,159,432)
As at March 31, 2022				
Assets	\$ 16,215,768	\$ 18,711,089	\$ -	\$ 34,926,857
Liabilities	8,299,699	851,999	-	9,151,698
Property and equipment	3,680,773	321,533	-	4,002,306
Intangible assets	7,055,182	-	-	7,055,182
As at December 31, 2021				
Assets	\$ 16,340,357	\$ 2,041,674	\$ -	\$ 18,382,031
Liabilities	9,588,288	806,389	-	10,394,677
Property and equipment	3,788,663	312,114	-	4,100,777
Intangible assets	7,151,440	-	-	7,151,440

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17. RELATED PARTY TRANSACTIONS

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

In the normal course of business, the Company enters into transactions with its related parties that are considered to be arm's length transactions and made at normal market prices and on normal commercial terms.

- a) Key management compensation was as follows:

	Three Months Ended	
	March 31, 2022	March 31, 2021
Salary	\$ 231,063	\$ 165,577
Board of Directors' fees	40,625	-
Short-term benefits	5,146	29,435
Stock-based compensation	77,708	244,729

- b) During the three months ended March 31, 2021, the Company settled \$1,266,365 of amounts owing to related parties through the issuance of 253,273 common shares
- c) During the three months ended March 31, 2022, the Company made lease payments for office space of \$125,045 to a company affiliated with a member of the executive team. The office leases have an average remaining term of 9 years. For the same period in 2021, the Company paid \$125,045 for the same purpose.

18. CAPITAL MANAGEMENT

The Company's objectives when managing capital are to ensure that there are adequate capital resources to safeguard the Company's ability to execute on its strategic operating plan, continue as a going concern and to maximize its financial flexibility by maintaining strong liquidity and by utilizing alternative sources of capital including equity, debt and bank loans or lines of credit to fund continued growth. In the management of capital, the Company includes the components of shareholders' equity and short-term liabilities, as well as cash. The Company sets the amount of capital in proportion to risk and based on the availability of funding sources. The Company manages its capital structure and adjusts it in light of changes in economic conditions and the risk characteristics of the underlying assets. Additional debt and/or equity financing may be pursued in the future as deemed appropriate to balance debt and equity. To maintain or adjust the capital structure, the Company may issue new shares, take on additional debt or sell assets to reduce debt. The Company is not subject to any externally imposed capital requirements and the Company does not pay out dividends. There were no changes in the Company's approach to capital management during the period.

19. ACCOUNTS RECEIVABLE

The balance of accounts receivable is comprised of the following:

	March 31, 2022	December 31, 2021
Accounts receivable, net of allowance for doubtful accounts	\$ 611,399	\$ 608,805
Other receivables	93,666	77,531
	\$ 705,065	\$ 686,336

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20. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	March 31, 2022	December 31, 2021
Accounts payable	\$ 543,529	\$ 673,607
Accrued liabilities	742,531	728,379
	\$ 1,286,060	\$ 1,401,986

21. SUBSEQUENT EVENTS

Subsequent to March 31, 2022, the Company entered into the following transactions:

- i) The Company granted 50,000 stock options to an employee of the Company at a price of \$3.50 per stock option on April 11, 2022. The stock options have an expiry date of December 31, 2026.
- ii) On May 12, 2022, the Company signed an agreement to acquire Southview Property Management Inc. ("Southview") in exchange for all of the outstanding share capital of Southview. The Company has agreed to pay \$600,000 to the existing shareholders of Southview, payable as follows:
 - a) \$200,000 payable on the closing date;
 - b) Up to \$300,000 payable in common shares of the Company ("the Consideration Shares"); and
 - c) \$100,000 payable on the date that is 90 days following the closing date subject to certain adjustments based on revenue and customer contracts.

The issue price of the Consideration Shares will be equal to the twenty-day average closing price immediately prior to completion of the acquisition. All Consideration Shares issued will be subject to a voluntary lock-up from which one-third of the Consideration Shares will be released every six months for a period of eighteen months.

Tribe has the option to reduce the Consideration Shares by 50% in exchange for a cash payment of \$150,000 at Closing. Tribe will assume Southview's \$40,000 Canadian Emergency Business Account loan as part of this transaction.

Closing is expected to occur on or about June 30, 2022 and is subject to receipt of TSX Venture Exchange approval and satisfaction of customary conditions and documentation.