NORVISTA CAPITAL CORPORATION

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEARS ENDED

DECEMBER 31, 2020 AND 2019

(EXPRESSED IN CANADIAN DOLLARS UNLESS OTHERWISE STATED)

Independent Auditor's Report

To the Shareholders of Norvista Capital Corporation

Opinion

We have audited the consolidated financial statements of Norvista Capital Corporation and its subsidiaries (the "Company"), which comprise the consolidated statements of financial position as at December 31, 2020 and 2019, and the consolidated statements of income (loss) and comprehensive income (loss), consolidated statements of cash flows and consolidated statements of changes in shareholders' equity for the years then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at December 31, 2020 and 2019 and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with International Financial Reporting Standards ("IFRS")

Basis for opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

Management is responsible for the other information. The other information comprises Management's Discussion and Analysis.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

We obtained Management's Discussion and Analysis prior to the date of this auditor's report. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

McGovern Hurley

Responsibilities of management and those charged with governance for the consolidated financial statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risks of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

McGovern
Hurley

- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

The engagement partner of the audit resulting in this independent auditor’s report is Glen McFarland .

McGovern Hurley LLP

McGovern Hurley LLP

Chartered Professional Accountants
Licensed Public Accountants

Toronto, Ontario
April 23, 2021

NORVISTA CAPITAL CORPORATION
Consolidated Statements of Financial Position
(Expressed in Canadian Dollars unless otherwise stated)

	December 31, 2020	December 31, 2019
ASSETS		
Cash and cash equivalents (Note 4)	**$ 3,311,682**	$ 614,657
Public investments (Note 3)	**9,103,936**	8,472,699
Amounts receivable (Notes 6 and 14(a)(v))	**117,923**	52,614
Prepaid expenses	**43,954**	51,753
Restricted cash (Note 5)	**25,000**	25,000
Non-public investments (Note 3)	**-**	85,472
Right of use assets (Note 7)	**-**	66,420
Total assets	**$ 12,602,495**	$ 9,368,615
LIABILITIES AND EQUITY		
Liabilities		
Accounts payable and accrued liabilities (Notes 6, 9 and 14)	**$ 279,100**	$ 101,171
Lease liabilities (Note 10)	**-**	80,625
Deferred income tax payable (Note 15)	**293,000**	-
Total liabilities	**572,100**	181,796
Shareholders' equity		
Share capital (Note 11)	**13,536,152**	13,539,996
Contributed surplus (Note 12)	**516,196**	717,769
Deficit	**(2,021,953)**	(5,070,946)
Total shareholders' equity	**12,030,395**	9,186,819
Total liabilities and shareholders' equity	**$ 12,602,495**	$ 9,368,615

Nature of Operations (Note 1)

Commitments and Contingencies (Notes 8 and 18)

Subsequent Events (Note 17)

Approved by the Board of Directors:

"Stan Spavold" Director

"Don Christie" Director

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

NORVISTA CAPITAL CORPORATION

Consolidated Statements of Income (Loss) and Comprehensive Income (Loss)
(Expressed in Canadian Dollars unless otherwise stated)

	2020	2019
Revenues		
Realized gain on investments (Note 3)	**$ 3,154,508**	$ 6,335,127
Unrealized gain (loss) on investments (Note 3)	**997,918**	(11,235,198)
Management fee income (Note 6)	**40,273**	44,292
Rental and other income (Note 14(a)(v))	**-**	761
Interest income	**2,602**	10,509
Loss on settlement of debt	**-**	(220,003)
Total revenues	**4,195,301**	(5,064,512)
Operating expenses		
Salaries and benefits (Note 14(b))	**466,467**	216,378
Professional fees (Note 14(a)(i)(ii)(iii)(vi))	**362,875**	524,142
Travel	**2,590**	19,250
Shareholder information	**39,184**	27,423
General and administrative	**73,138**	143,255
Investor relations	**37,290**	4,757
Stock-based compensation (Notes 12 and 14(b))	**58,613**	5,475
Depreciation (Note 7)	**66,420**	79,704
Accretion of lease liability (Note 10)	**7,575**	25,134
Foreign exchange loss	**1,686**	4,373
Total operating expenses	**1,115,838**	1,049,891
Income (loss) before tax	**3,079,463**	(6,114,403)
Income tax expense (recovery) (note 15)	**293,000**	(596,000)
Net income (loss) and comprehensive income (loss) for the year	**$ 2,786,463**	$ (5,518,403)
Basic and diluted net income (loss) per share (Note 13)	**$ 0.04**	$ (0.08)
Weighted average number of shares outstanding - basic and diluted (Note 13)	**70,187,486**	70,496,745

NORVISTA CAPITAL CORPORATION
Consolidated Statements of Cash Flows
(Expressed in Canadian Dollars unless otherwise stated)

Years ended December 31,	**2020**	**2019**
Operating activities		
Net income (loss) for the year	**$ 2,786,463**	$ (5,518,403)
Adjustments for:		
Net (gain) loss on investments (note 3)	**(4,152,426)**	4,900,071
Depreciation (note 7)	**66,420**	79,704
Accretion of lease liability (note 10)	**7,575**	25,134
Shares disposed of for professional fees (note 14)	**84,000**	-
Loss on settlement of debt	**-**	220,003
Unrealized foreign exchange (gain) loss	**1,686**	4,303
Deferred income tax (recovery)	**293,000**	(596,000)
Stock-based compensation	**58,613**	5,475
Purchase of investments	**-**	(259,764)
Proceeds on disposal of investments	**3,520,975**	-
	2,666,306	(1,139,477)
Changes in non-cash operating capital:		
Amounts receivable	**(65,309)**	177,251
Prepaid expenses	**7,799**	93
Accounts payable and accrued liabilities	**177,929**	(193,730)
Net cash outflows from operating activities	**2,786,725**	(1,155,863)
Investing activities		
Cash obtained from Akuna upon consolidation	**-**	47,796
Net cash inflows from investing activities	**-**	47,796
Financing activities		
Share repurchase (Note 11)	**(1,500)**	(30,230)
Lease payments	**(88,200)**	(105,841)
Net cash outflows from financing activities	**(89,700)**	(136,071)
Net change in cash and cash equivalents	**2,697,025**	(1,244,138)
Cash and cash equivalents, beginning of year	**614,657**	1,858,795
Cash and cash equivalents, end of year	**$ 3,311,682**	$ 614,657
Supplemental information		
Non-cash purchase of Rockcliff shares	**$ -**	$ 10,317,082
Shares disposed of for settlement of debt	**$ -**	$ 1,040,000

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

NORVISTA CAPITAL CORPORATION

Consolidated Statements of Changes in Shareholders' Equity
(Expressed in Canadian Dollars unless otherwise stated)

	Number of Shares	Share Capital	Contributed Surplus	Deficit	Total
Balance, December 31, 2018	**71,361,501**	**$ 13,596,010**	**$ 712,294**	**$ 421,673**	**$14,729,977**
Share repurchase and cancellation (Note 11)	(907,000)	(56,014)	-	25,784	(30,230)
Share-based compensation (Note 12)	-	-	5,475	-	5,475
Net loss for the year	-	-	-	(5,518,403)	(5,518,403)
Balance, December 31, 2019	**70,454,501**	**$ 13,539,996**	**$ 717,769**	**$ (5,070,946)**	**$ 9,186,819**
Share repurchase and cancellation (Note 11)	(314,000)	(3,844)	-	2,344	(1,500)
Share-based compensation (Note 12)	-	-	58,613	-	58,613
Cancellation of stock options (Note 12)	-	-	(51,943)	51,943	-
Expiry of stock options (Note 12)	-	-	(208,243)	208,243	-
Net income for the year	-	-	-	2,786,463	2,786,463
Balance, December 31, 2020	**70,140,501**	**$ 13,536,152**	**$ 516,196**	**$ (2,021,953)**	**$12,030,395**

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

(Expressed in Canadian Dollars unless otherwise stated)

1. Nature of Operations

Norvista Capital Corporation ("Norvista" or the "Company") operates as a publicly traded resource investment company focused on investment opportunities in the junior resource sector. Currently, the Company actively manages a portfolio of three core investee companies providing Norvista with precious and base metal pre-production exposure as well as pre-production exposure to the US agricultural sector. The Company is a publicly listed company that amalgamated under the Canada Business Corporations Act on June 4, 2014. The Company's shares are listed on the TSX Venture Exchange under the symbol "NVV". The Company's head office is located at 82 Richmond St. East, Toronto, Ontario, M5C 1P1.

Effective September 30, 2019, Norvista completed an internal reorganization with its wholly-owned subsidiary, Akuna Minerals Inc. ("Akuna"), pursuant to which Norvista amalgamated with Akuna under the *Business Corporations Act* (Ontario) to continue as Norvista.

In March 2020 the World Health Organization declared coronavirus COVID-19 a global pandemic. This contagious disease outbreak, which has continued to spread, and any related adverse public health developments, has adversely affected workforces, economies, and financial markets globally, potentially leading to an economic downturn. It is not possible for the Company to predict the duration the outbreak and its long term effects on the Company's business investments or ability to raise funds.

2. Significant Accounting Policies

Statement of compliance

These consolidated financial statements have been prepared in accordance with and using accounting policies in compliance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB") and the interpretations of the International Financial Reporting Interpretations Committee ("IFRIC"). The policies set out below were consistently applied to all the periods presented unless otherwise noted below.

These financial statements were approved by the Board of Directors on April 23, 2021.

Consolidation

Subsidiaries over which the Company is exposed to, or has rights to, variable returns as well as the ability to affect those returns through the power to direct the relevant activities of the entity and that provide services that relate to the Company's investment activities are consolidated. These subsidiaries are fully consolidated. From the date control is transferred to the Company and are de-consolidated from the date control ceases. The financial statements include all the assets, liabilities, revenues, expenses and cash flows of the Company and these subsidiaries after eliminating inter-entity balances and transactions.

The Company has the following subsidiaries that have been consolidated:

Company	Principal place of business	Ownership interest
Norvista Capital General Partner Ltd.	Ontario, Canada	100%
Norvista Capital Management Corp. ("NCMC")	Ontario, Canada	100%

As at May 8, 2019, the Company's ownership in its subsidiary Akuna Minerals Inc. ("Akuna") increased from 80% to 100%. In addition, Akuna sold all of its interests in the Tower Copper Property and ceased its business of exploration and evaluation activities (see Note 8). In accordance with IFRS 10, subsidiaries that do not meet the definition of an investment entity and provide investment-related services on behalf of the Company are consolidated. As of May 8, 2019, Akuna was deemed to provide services that relate to the Company's investment activities and the Company consolidated the financial statement of Akuna. On September 30, 2019, Norvista amalgamated with Akuna.

2. Significant Accounting Policies (continued)

Basis of presentation

These financial statements have been prepared on a historical cost basis except for investments at fair value. In addition, these financial statements have been prepared using the accrual basis of accounting except for cash flow information.

In the preparation of these financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of expenses during the year. It also requires management to exercise judgment in applying the Company's accounting policies.

Accounting policies

Significant accounting judgments, estimates and assumptions

The preparation of these consolidated financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and reported amounts of revenues and expenses during the reporting period. Such 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. Actual outcomes can differ from these estimates. The impacts of such estimates are pervasive throughout the consolidated financial statements, and may require accounting adjustments based on future occurrences. Revisions to accounting estimates are recognized in the period in which the estimate is revised and the revision affects both current and future periods.

Information about assumptions and estimation uncertainties that have risk of resulting in a material adjustment within the next fiscal year are included in the following notes:

(i) Fair value of investment in securities not quoted in an active market or private company investments

Where the fair values of financial assets and financial liabilities recorded on the statement of financial position cannot be derived from active markets, they are determined using a variety of valuation techniques. The inputs to these models are derived from observable market data where possible, but where observable market data are not available, judgment is required to establish fair values. Refer to Notes 3 and 17 for further details.

(ii) Fair value of financial derivatives

Investments in options and warrants which are not traded on a recognized securities exchange do not have a readily available market value. When there are sufficient and reliable observable market inputs, a valuation technique is used; if no such market inputs are available, the warrants and options are valued at intrinsic value. Refer to Notes 3 (a) and Note 17 for further details.

2. Significant Accounting Policies (continued)

Accounting policies (continued)

Significant accounting judgments, estimates and assumptions (continued)

(iii) Recognition of deferred taxes

Deferred tax assets are recognized in respect of tax losses and other temporary differences to the extent that it is probable that taxable profit will be available against which the losses can be utilized. Judgment is required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and level of future taxable profits, together with future tax planning strategies.

The Company is subject to income, value added, withholding and other taxes. Significant judgment is required in determining the Company's provisions for taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Company recognizes liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. The determination of the Company's income, value added, withholding and other tax liabilities requires interpretation of complex laws and regulations. The Company's interpretation of taxation law as applied to transactions and activities may not coincide with the interpretation of the tax authorities. All tax related filings are subject to government audit and potential reassessment subsequent to the financial statement reporting period. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the tax related accruals and deferred income tax provisions in the period in which such determination is made.

(iv) Share-based payments

The Company uses the Black-Scholes option pricing model to fair value options in order to calculate share-based compensation expense. The Black-Scholes model involves six key inputs to determine fair value of an option: risk-free interest rate, exercise price, market price of the Company’s shares at date of issue, expected dividend yield, expected life, and expected volatility. Certain inputs are estimates which involve considerable judgment and are, or could be, affected by significant factors that are out of the Company’s control. The Company is also required to estimate the future forfeiture rate of options based on historical information in its calculation of share based compensation expense. See Note 12.

(v) Investment entity

The Company applies the exception to consolidation of particular subsidiaries, investment in associates and joint ventures available to investment entities. Management has determined that the Company qualifies for the exemption from consolidation given that the Company has the following typical characteristics of an investment entity:

(a) The Company obtains funds from one or more investors for the purpose of providing those investors with investment management services;
(b) The Company commits to its investors that its business purpose is to invest funds solely for returns from capital appreciation and investment income; and
(c) The Company measures and values the performance of all its investments on a fair value basis.

(vi) Discount rate on lease liability

All the components of the lease liability are required to be discounted to reflect the present value of the payments. The discount rate to use is the rate implicit in the lease, unless this cannot readily be determined, in which case the lessee’s incremental borrowing rate is used instead. The definition of the lessee’s incremental borrowing rate states that the rate should represent what the lessee 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 right-of-use asset in a similar economic environment. Significant judgment is required to estimate an incremental borrowing rate in the context of a right-of-use asset.

2. Significant Accounting Policies (continued)

Accounting policies (continued)

Functional and presentation currency

The functional currency is the currency of the primary economic environment in which the Company operates. The Company's consolidated financial statements are presented in Canadian dollars. The Canadian dollar is the functional currency of the Company and its subsidiaries.

Transactions in currencies other than the functional currency are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the period-end exchange rates are recognized in profit or loss. Non-monetary items that are measured in terms of historical cost in a foreign currency are not re-translated.

Financial instruments

Financial assets and financial liabilities are recognized on the Company's consolidated statement of financial position when the Company has become a party to the contractual provisions of the instrument. Financial assets are derecognized when the rights to receive cash flows from the assets have expired or have been transferred and the Company has transferred substantially all risks and rewards of ownership. The Company's financial instruments consist of cash and cash equivalents, amounts receivable, public and non-public investments, restricted cash, accounts payable and accrued liabilities and lease liabilities.

(i) Investments

Purchases and sales of investments are recognized on a trade date basis. Public and non-public investments at fair value through profit or loss are initially recognized at fair value, with changes in fair value reported in income (loss). At each financial reporting period, the Company's management estimates the fair value of its investments based on the criteria below and reflects such valuations in the consolidated financial statements.

Transaction costs are expensed as incurred in the consolidated statements of income (loss) and comprehensive income (loss). The determination of fair value requires judgment and is based on market information where available and appropriate. At the end of each financial reporting period, the Company's management estimates the fair value of investments based on the criteria below and reflects such changes in valuations in the consolidated statements of loss and comprehensive loss. The Company is also required to present its investments (and other financial assets and liabilities reported at fair value) into three hierarchy levels (Level 1, 2, or 3) based on the transparency of inputs used in measuring the fair value, and to provide additional disclosure in connection therewith (see Note 17, "Fair Value Measurements"). The three levels are defined as follows:

Level 1 – investment with quoted market price;
Level 2 – investment which valuation technique is based on observable market inputs; and
Level 3 – investment which valuation technique is based on non-observable market inputs.

2. Significant Accounting Policies (continued)

Accounting policies (continued)

Financial instruments (continued)

(i) Investments (continued)

Publicly-traded investments:

1. Securities, including shares, options, and warrants which are traded on a recognized securities exchange and for which no sales restrictions apply and for which an active market exists, are recorded at fair values based on quoted closing prices at the consolidated statement of financial position date or the closing price on the last day the security traded if there were no trades at the statement of financial position date. These are included in Level 1 as disclosed in Note 17.

2. Warrants or options of publicly-traded securities which do not have a quoted price are carried at an estimated fair value calculated using the Black-Scholes option pricing model if sufficient and reliable observable market inputs are available. If no such market inputs are available or reliable, the warrants and options are valued at intrinsic value. These are included in Level 2 as disclosed in Note 17.

3. Securities which are traded on a recognized securities exchange but which are escrowed or otherwise restricted as to sale or transfer are recorded at amounts discounted from market value. Shares that are received as part of a private placement that are subject to a standard four-month hold period are not discounted. In determining the discount for such investments, the Company considers the nature and length of the restriction, business risk of the investee corporation, relative trading volume and price volatility and any other factors that may be relevant to the ongoing and realizable value of the investments. These are included in Level 2 in Note 17.

The amounts at which the Company's publicly-traded investments could be disposed of may differ from carrying values based on market quotes, as the value at which significant ownership positions are sold is often different than the quoted market price due to a variety of factors such as premiums paid for large blocks or discounts due to illiquidity. Such differences could be material.

Privately-held investments:

1. Securities in privately-held companies (other than options and warrants) are initially recorded at cost, being the fair value at the time of acquisition. At the end of each financial reporting period, the Company's management estimates the fair value of investments based on the criteria below and reflects such valuations in the financial statements. These are included in Level 3 as disclosed in Note 17. Options and warrants of private companies are carried at their intrinsic value.

With respect to valuation, the financial information of private companies in which the Company has investments may not always be available, or such information may be limited and/or unreliable. Use of the valuation approach described below may involve uncertainties and determinations based on the Company's judgment and any value estimated from these may not be realized or realizable. In addition to the events described below, which may affect a specific investment, the Company will take into account general market conditions when valuing the privately-held investments in its portfolio. The absence of occurrence of any of these events or any significant change in general market conditions indicates generally that the fair value of the investment has not materially changed.

2. Significant Accounting Policies (continued)

Accounting policies (continued)

Financial instruments (continued)

(i) Investments (continued)

Privately-held investments (continued):

2. An upward adjustment is considered appropriate and supported by pervasive and objective evidence such as a significant subsequent equity financing by an unrelated investor at a transaction price higher than the Company's carrying value; or if there have been significant corporate, political or operating events affecting the investee company that, in management's opinion, have a positive impact on the investee company's prospects and therefore its fair value. In these circumstances, the adjustment to the fair value of the investment will be based on management's judgment and any value estimated may not be realized or realizable. Such events include, without limitation:

- political changes in a country in which the investee company operates which, for example, reduce the corporate tax burden, permit mining where, or to an extent that, it was not previously allowed, or reduce or eliminate the need for permitting or approvals;
- receipt by the investee company of environmental, mining, aboriginal or similar approvals, which allow the investee company to proceed with its project(s);
- filing by the investee company of a National Instrument 43-101 technical report in respect of a previously non-compliant resource;
- release by the investee company of positive exploration results, which either proves or expands their resource prospects; and
- important positive management changes by the investee company that the Company's management believes will have a very positive impact on the investee company's ability to achieve its objectives and build value for shareholders.

3. Downward adjustments to carrying values are made when there is evidence of a decline in value as indicated by the assessment of the financial condition of the investment based on third party financing, operational results, forecasts, and other developments since acquisition, or if there have been significant corporate, political or operating events affecting the investee company that, in management's opinion, have a negative impact on the investee company's prospects and therefore its fair value. The amount of the change to the fair value of the investment is based on management's judgment and any value estimated may not be realized or realizable. Such events include, without limitation:

- political changes in a country in which the investee company operates, which increases the tax burden on companies, which prohibit mining where it was previously allowed, which increases the need for permitting or approvals, etc.;
- denial of the investee company's application for environmental, mining, aboriginal or similar approvals which prohibit the investee company from proceeding with its projects;
- the investee company releases negative exploration results;
- changes to the management of the investee company take place which the Company believes will have a negative impact on the investee company's ability to achieve its objectives and build value for shareholders;
- the investee company is placed into receivership or bankruptcy; and
- based on financial information received from the investee company, it is apparent to the Company that the investee company is unlikely to be able to continue as a going concern.

2. Significant Accounting Policies (continued)

Accounting policies (continued)

Financial instruments (continued)

(i) Investments (continued)

The resulting values may differ from values that would be realized had a ready market existed. The amounts at which the Company's privately-held investments could be disposed of may differ from the carrying value assigned. Such differences could be material.

Investment in associates:

Investment in associates are those entities over which the Company has or is deemed to have significant influence, but not control over, the financial and operating policies. Investment in associates are held as part of the Company's investment portfolio and carried in the consolidated statement of financial position at fair value even though the Company may have significant influence over the companies. This treatment is permitted by IAS 28, Investment in Associates ("IAS 28"), which allows investments held by venture capital or similar organizations to be excluded from its scope where those investments are measured at fair value through profit or loss in accordance with IFRS 9, with changes in fair value recognized in the statement of loss within unrealized gains or losses on investments. The Company does not have any investment in associates.

Investments in subsidiaries:

As an investment entity, the Company does not consolidate its subsidiaries unless those subsidiaries provide services that relate to the Company's investment activities. Investment in subsidiaries that do not provide services that relate to the Company's investment activities are measured at fair value through profit or loss.

(ii) Amounts receivable

Receivables are classified as amortized cost and are initially recorded at the fair value of the amount expected to be received and subsequently measured at amortized cost less any provision for impairment. Individual significant receivables are considered for recoverability when they are past due or when other objective evidence is received that a specific counterparty will default.

2. Significant Accounting Policies (continued)

Accounting policies (continued)

Financial instruments (continued)

(iii) Financial liabilities

All financial liabilities are classified as at amortized cost except for financial derivatives and any financial liabilities from inception classified as at fair value through profit or loss. All financial liabilities are recognized initially at fair value plus directly attributable transaction costs except for those designated at fair value through profit and loss.

Financial liabilities at fair value through profit or loss are carried in the consolidated statement of financial position at fair value with changes in fair value recognized in the consolidated statement of income (loss) and comprehensive income (loss). Financial liabilities at amortized cost are measured at initial cost plus interest calculated using the effective interest rate method. The effective interest method is a method of calculating the amortized cost of a financial asset or financial liability and of allocating the interest income or interest expense over the relevant period.

(iv) Derecognition

A financial asset is derecognized when the contractual rights to the cash flows from the asset expire, or the Company no longer retains substantially all the risks and rewards of ownership.

A financial liability is derecognized when the obligation under the liability is discharged, cancelled or expires with any associated gain or loss recognized in other income or expense in the consolidated statements of loss.

Cash and cash equivalents

Cash and cash equivalents are comprised of cash on hand and deposits that generally mature within 90 days from the date of acquisition. Deposits are held in Canadian chartered banks or in a financial institution controlled by a Canadian chartered bank.

Impairment of financial assets

The Company assesses at each reporting date whether there is any objective evidence that a financial asset or a group of financial assets is impaired. Financial assets are considered to be impaired if objective evidence indicates that a change in the market, economic or legal environment in which the Company invested has had a negative effect on the estimated future cash flows of that asset. An impairment loss in respect of a financial asset measured at amortized cost is calculated as the difference between its carrying amount, and the present value of the estimated future cash flows discounted at the original effective interest rate.

Impairment losses are recognized in the consolidated statement of income (loss) and comprehensive income (loss). For financial assets measured at amortized cost, any reversal of impairment is recognized in the statement of income (loss).

Revenue recognition

Realized gains and losses on the disposal of investments and unrealized gains and losses in the value of investments are reflected in the statement of income (loss) on a trade date basis. Upon disposal of an investment, previously recognized unrealized gains or losses are reversed, so as to recognize the full realized gain or loss in the period of disposition. All transaction costs are expensed as incurred. Dividend income is recorded on the ex-dividend date. Interest income and other income are recorded on an accrual basis. Finder's fee income is recorded when the underlying transaction is substantially completed under the engagement terms and the related revenue is reasonably determinable and collectible.

2. Significant Accounting Policies (continued)

Accounting policies (continued)

Income taxes

Income tax expense consists of current and deferred tax expense. Current and deferred tax are recognized in profit or loss except to the extent that it relates to items recognized directly in equity or other comprehensive loss.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognized for the following temporary differences: the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss, and differences relating to investments in jointly controlled entities to the extent that it is probable that they will not reverse in the foreseeable future. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

A deferred tax asset is recognized for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

Income (loss) per share

Basic income (loss) per share is calculated by dividing the net loss by the weighted-average number of the Company's common shares outstanding during the period. Diluted income (loss) per share is calculated by dividing the applicable net income (loss) by the sum of the weighted-average number of common shares outstanding if dilutive common shares had been issued during the period. The calculation of diluted income per share assumes that outstanding stock options and warrants with an average exercise price below market price of the underlying shares are exercised and the assumed proceeds are used to repurchase common shares of the Company at the average market price for the period.

2. Significant Accounting Policies (continued)

Accounting policies (continued)

Share-based payments

Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date. Fair value is measured at grant date and each tranche is recognized on a graded-vesting basis over the period in which options vest. At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognized in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the equity reserve.

Equity-settled share-based payment transactions with parties other than employees are measured at the fair value of the goods or services received, except where fair value cannot be estimated reliably, in which case they are measured at the fair value of the equity instruments granted, measured at the date the entity obtains the goods or the counterparty renders the service.

For options that expire unexercised, the recorded value is transferred to deficit.

Lease and right-of-use assets

At inception of a contract, the Company assesses whether a contract is, or contains, a lease. Contracts that convey the right to control the use of an identified asset for a period of time in exchange for consideration are accounted for as leases giving rise to right-of-use assets.

At the commencement date, a right-of-use asset is measured at cost, where cost comprises: (a) the amount of the initial measurement of the lease liability; (b) any lease payments made at or before the commencement date, less any lease incentives received; (c) any initial direct costs incurred by the Company; and (d) an estimate of costs to be incurred by the Company in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

A lease liability is initially measured at the present value of the unpaid lease payments discounted using the interest rate implicit in in the lease or if that rate cannot be reliably determined, the Company's incremental borrowing rate which is 20%. Subsequently, the Company measures a lease liability at amortized cost using the effective interest method. It is then remeasured to reflect revised in-substance fixed lease payments. Except where the costs are included in the carrying amount of another asset, the Company recognizes in profit or loss (a) the interest on a lease liability and (b) variable lease payments not included in the measurement of a lease liability in the period in which the event or condition that triggers those payments occurs. The Company subsequently measures a right-of-use asset at cost less any accumulated depreciation and any accumulated impairment losses; and adjusted for any re-measurement of the lease liability. Right-of-use assets are depreciated over the shorter of the asset’s useful life and the lease term.

2. Significant Accounting Policies (continued)

Accounting policies (continued)

New accounting standard adopted

Amendments to IAS 1 - Presentation of financial statements ("IAS 1") and IAS 8 - Accounting policies, changes in accounting estimates and errors ("IAS 8").

The amendments are intended to make the definition of material in IAS 1 easier to understand and are not intended to alter the underlying concept of materiality in IFRS Standards. The concept of 'obscuring' material information with immaterial information has been included as part of the new definition.

The threshold for materiality influencing users has been changed from 'could influence' to 'could reasonably be expected to influence'.

The definition of material in IAS 8 has been replaced by a reference to the definition of material in IAS 1. In addition, the IASB amended other Standards and the Conceptual Framework that contain a definition of material or refer to the term 'material' to ensure consistency.

The Company adopted the amendments to IAS 1 effective January 1, 2020, which did not have a material impact on the Company's consolidated financial statements.

Recent accounting pronouncements

Certain new accounting standards and interpretations have been published that are not mandatory for the current period and have not been early adopted. These standards are not expected to have a material impact on the Company in the current and future reporting periods.

(Expressed in Canadian Dollars unless otherwise stated)

3. Investments

(a) Public investments

	As at December 31, 2019			Transactions during the year ended December 31, 2020			As at December 31, 2020		
	Cost	Cumulative Unrealized Gain (Loss)	Fair Value	Proceeds on Disposition	Realized Gain (Loss)	Change in unrealized Gain (Loss)	Fair Value	Securities Held	Cost
Capstone Mining Corp.	$ 55,583	$ (40,383)	$ 15,200	$ -	$ -	$ 32,400	$ 47,600	20,000	55,583
Copper Mountain Mining CP	26,700	(19,600)	7,100	-	-	11,000	18,100	10,000	26,700
ThreeD Capital Inc.	80,000	(76,667)	3,333	-	-	8,500	11,833	66,667	80,000
X-Terra Resources Inc.	29,462	4,419	33,881	-	-	4,419	38,300	294,614	29,462
Nevada Zinc Corporation ("Nevada Zinc") *	2,350,851	(1,987,866)	362,985	-	-	829,680	1,192,665	10,370,999	2,350,851
Minera Alamos Inc. ("Minera Alamos") shares **	550,570	2,336,930	2,887,500	(3,516,142)	3,224,669	484,033	3,080,060	4,529,500	259,097
Rockcliff Metals Corporation ("Rockcliff") shares ***	9,589,432	(4,427,332)	5,162,100	(84,000)	(72,044)	(290,678)	4,715,378	72,436,953	9,433,388
Generic Gold Corp. ("Generic") ****	2,950	(2,350)	600	(4,833)	1,883	2,350	-	-	-
	$ 12,685,548	$ (4,212,849)	$ 8,472,699	$ (3,604,975)	$ 3,154,508	$ 1,081,704	$ 9,103,936		12,235,081

* The Company shares common directors and management with Nevada Zinc.

** The Company has one director in common with Minera Alamos.

*** The Company has common directors and management with Rockcliff.

**** The Company had common directors and management with Generic.

(Expressed in Canadian Dollars unless otherwise stated)

3. Investments (continued)

(a) Public investments (continued)

	As at December 31, 2018			Transactions during the Year ended December 31, 2019				As at December 31, 2019		
	Cost	Cumulative Unrealized Gain (Loss)	Fair Value	Purchased	Proceeds on disposition	Realized loss on Investments	Change in unrealized Gain (loss)	Fair Value	Securities Held	Cost
Capstone Mining Corp.	$ 55,583	$ (43,783)	$ 11,800	$ -	$ -	$ -	$ 3,400	$ 15,200	20,000	$55,583
Copper Mountain Mining CP	26,700	(19,600)	7,100	-		-	-	7,100	10,000	26,700
ThreeD Capital Inc.	80,000	(64,000)	16,000	-		-	(12,667)	3,333	66,667	80,000
X-Terra Resources Inc.	29,462	(2,947)	26,515	-		-	7,366	33,881	294,614	29,462
Nevada Zinc *	2,350,421	(1,417,931)	932,490	430	-	-	(569,935)	362,985	10,370,999	2,350,851
Minera Alamos shares **	550,570	315,680	866,250	-		-	2,021,250	2,887,500	9,625,000	550,570
Minera Alamos warrants (1)(2)(3) **	411,930	(292,926)	119,004	-		(411,930)	292,926	-	-	-
Rockcliff shares ***	352,350	(161,874)	190,476	10,317,082	(1,040,000)	(40,000)	(4,265,458)	5,162,100	73,744,286	9,589,432
Generic ****	2,950	(2,700)	250	-		-	350	600	10,000	2,950
	$ 3,859,966	$ (1,690,081)	$ 2,169,885	$ 10,317,512	$ (1,040,000)	$ (451,930)	$ (2,522,768)	$ 8,472,699		$12,685,548

* The Company shares common directors and management with Nevada Zinc.

** The Company has one director in common with Minera Alamos.

*** The Company has common directors and management with Rockcliff.

**** The Company had common directors and management with Generic.

3. Investments (continued)

(a) Public investments (continued)

(1) 6,750,000 Minera Alamos warrants with each warrant exercisable into one common share of Minera Alamos at a strike price of $0.10 per share for four years expiring June 8, 2019. On June 8, 2015, the fair value of the warrants was estimated to be $324,000 using the Black-Scholes option pricing model with the following assumptions: exercise price of $0.10, risk free interest rate of 0.87%, expected life of 4 years and an expected volatility of 180%.

As at December 31, 2019, the warrants have expired and the fair value of the warrants was estimated to be $nil.

(2) 1,250,000 Minera Alamos warrants with each warrant exercisable into one common share of Minera Alamos at a strike price of $0.15 per share for three years expiring May 4, 2019. On May 4, 2016, the fair value of the warrants was estimated to be $76,575 using the Black-Scholes option pricing model with the following assumptions: exercise price of $0.15, risk free interest rate of 0.57%, expected life of 3 years and an expected volatility of 181%.

As at December 31, 2019, the warrants have expired and the fair value of the warrants was estimated to be $nil.

(3) 187,500 Minera Alamos warrants with each warrant exercisable into one common share of Minera Alamos at a strike price of $0.15 per share for three years expiring June 3, 2019. On June 3, 2016, the fair value of the warrants was estimated to be $11,355 using the Black-Scholes option pricing model with the following assumptions: exercise price of $0.15, risk free interest rate of 0.51%, expected life of 3 years and an expected volatility of 182%.

As at December 31, 2019, the warrants have expired and the fair value of the warrants was estimated to be $nil.

(Expressed in Canadian Dollars unless otherwise stated)

3. Investments (continued)

(b) Non-public investments

	As at December 31, 2019			Transactions during the year ended December 31, 2020		As at December 31, 2020		
	Cost	Cumulative Unrealized Gain	Fair Value	Foreign Exchange Loss	Change in Unrealized (loss)	Fair Value	Securities Held	Cost
Petrowolf Resources LLC	$ 284,801	$ (199,329)	$ 85,472	$ (1,686)	(83,786)	$ -	263	284,801

	As at December 31, 2018			Transactions during the year ended December 31, 2019					As at December 31, 2019		
	Cost	Cumulative Unrealized Gain	Fair Value	Foreign Exchange Loss	Purchases	Proceeds on disposition	Realized gain	Change in unrealized (loss)	Fair Value	Securities Held	Cost
Petrowolf Resources LLC	$ 284,801	$ (195,026)	$ 89,775	$ (4,303)	$ -	$ -	$ -	$ -	$ 85,472	263	284,801
Investment in Manitoba assets	2,666,070	8,712,430	11,378,500	-	385,905	(9,839,032)	6,787,057	(8,712,430)	-		-
	$2,950,871	$8,517,404	$11,468,275	$ (4,303)	$ 385,905	$ (9,839,032)	$ 6,787,057	$ (8,712,430)	$ 85,472		284,801

(Expressed in Canadian Dollars unless otherwise stated)

3. Investments (continued)

(c) Total investments

	As at December 31, 2019			Transactions during the year ended December 31, 2020		As at December 31, 2020		
	Cost	Cumulative Unrealized Gain (loss)	Fair Value	Disposition	Realized Gain	Exchange Loss	Net Unrealized Gain (loss)	Fair Value
Public investments	$ 12,685,548	$ (4,212,849)	$ 8,472,699	$ (3,604,975)	$ 3,154,508	$ -	$ 1,081,704	$ 9,103,936
Non-public investments	284,801	(199,329)	85,472	-	-	(1,686)	(83,786)	-
	$ 12,970,349	**$ (4,412,178)**	**$ 8,558,171**	**$ (3,604,975)**	**$ 3,154,508**	**$ (1,686)**	**$ 997,918**	**$ 9,103,936**

	As at December 31, 2018			Transactions during the year ended December 31, 2019			As at December 31, 2019		
	Cost	Cumulative Unrealized (Loss) Gain	Fair Value	Purchased	Proceeds on Disposition	Realized Gain(Loss)	Exchange Loss	Net Unrealized (Loss)	Fair Value
Public investments	$ 3,859,966	$ (1,690,081)	$ 2,169,885	$ 10,317,512	$ (1,040,000)	$ (451,930)	$ -	$ (2,522,768)	$ 8,472,699
Non-public investments	2,950,871	8,517,404	11,468,275	385,905	(9,839,032)	6,787,057	(4,303)	(8,712,430)	85,472
	$ 6,810,837	**$ 6,827,323**	**$ 13,638,160**	**$ 10,703,417**	**$ (10,879,032)**	**$ 6,335,127**	**$ (4,303)**	**$ (11,235,198)**	**$ 8,558,171**

(Expressed in Canadian Dollars unless otherwise stated)

4. Cash and Cash Equivalents

As at	December 31, 2020	December 31, 2019
Cash [1]	**$ 1,714,311**	$ 160,683
Cash equivalents	**1,597,371**	453,974
	$ 3,311,682	$ 614,657

[1] Cash includes deposits with the Company's financial brokers in the amount of $1,694,487 (December 31, 2019 - $7,494).

5. Restricted Cash

The Company has a corporate credit card with a major financial institution with an aggregate credit limit of $25,000. As at December 31, 2020, the financial institution holds $25,000 in a Guaranteed Investment Certificate (December 31, 2019 - $25,000) as collateral on the credit card amount as long as the credit card is active. The restricted cash amount would change if there was any change in the credit limit on the card.

6. Norvista Capital I Limited Partnership

On March 14, 2016, a partnership was formed under the name of Norvista Capital I Limited Partnership (the "LP"). A wholly owned subsidiary of Norvista, Norvista Capital General Partner I Ltd., serves as the "General Partner" of the LP and the Company serves as the manager of the LP and provides investment management services to the LP and is responsible for the day-to-day business of the LP. The LP has been created by the Company to avoid concentrated equity ownership in Norvista while accommodating institutional investors who want to make private equity investments in the junior resource space and have such investments sourced, structured and managed by Norvista. As at December 31, 2020, the General Partner had no partnership units in the LP.

The General Partner is entitled to 0.01% of the net income or net loss of the LP and the LP pays the General Partner an annual management fee equal to 2% of their net asset value, calculated and paid monthly in arrears. During the year ended December 31, 2020, the General Partner recorded a management fee of $40,273 (2019 - $44,292). As at December 31, 2020, the Company had a $82,670 (December 31, 2019 - $39,045) management fee receivable from the LP which was included in the amounts receivable in the consolidated statements of financial position as at December 31, 2020.

On or before the dissolution of the LP or implementation of one of the liquidity alternatives, an incentive bonus will be payable by the LP to the General Partner calculated as 15% of the amount by which the increase in the Net Asset Value from formation until dissolution of the LP exceeds a threshold increase of 10% per annum compounded annually, excluding the effect of distributions to the LP, if any. The one-time performance fee, if any, will be paid within 10 calendar days of the dissolution date of the LP. As at December 31, 2020, no performance fee is expected.

The Company accounts for its investment in the LP using a nominal value of $nil as it does not own any partnership units and is only able to recover up to 0.01% of the net income of the LP.

As at December 31, 2020, $26,400 (December 31, 2019 - $29,521) is included in accounts payable and accrued liabilities. The balance is unsecured, non-interest bearing and due on demand.

(Expressed in Canadian Dollars unless otherwise stated)

7. Right-of-use Assets

Office lease	**December 31, 2020**	**December 31, 2019**
Beginning balance	$ 66,420	$ 146,124
Depreciation	(66,420)	(79,704)
Ending balance	$ -	$ 66,420

8. Investment in Manitoba Assets

During 2019, the Company sold the Manitoba Assets. On May 8, 2019, the TSX Venture Exchange approved the sale of Norvista's investment in the Manitoba Assets to Rockcliff. As consideration Rockcliff issued a total of 88,386,667 shares allocated as follows: Norvista – 79,363,334; and Akuna minority shareholders in exchange for transferring their shares of Akuna to Rockcliff – 9,023,333.

The Company recorded a realized gain of $6,787,057 on the sale of the Manitoba Assets based on the value of $10,317,512 for the 79,363,334 Rockcliff shares Norvista and Akuna received less the net liabilities in Akuna of $478,050 and the cost of Manitoba Assets of $3,051,975. The fair value of Rockcliff shares was determined based on the trading price of Rockcliff shares of $0.13 on May 8, 2019.

A summary of the Manitoba Assets sold is as follows:

<u>Akuna Minerals Inc.</u>
Akuna previously held a 44% interest on the Tower Copper Property. The Tower Copper Property is located in central Manitoba.

<u>Talbot Option Agreement</u>
On May 3, 2018, the Company signed an agreement ("Agreement") to earn into Rockcliff's 51% interest in the Talbot Option Agreement. Rockcliff previously assigned its interest to Norvista for total cash consideration of $3.0 million, exploration expenditures to be incurred, and an additional 1/2 % Net Smelter Royalty ("NSR") on the nearby Tower Copper Property owned by Akuna as set out below. The Talbot Option Agreement was initially entered into by Rockcliff on April 14, 2014 with Hudbay Minerals Inc. ("Hudbay") and includes certain mineral properties located in the Flin Flon Snow lake area of western Manitoba. Rockcliff has common directors and management with Norvista.

(Expressed in Canadian Dollars unless otherwise stated)

8. Investment in Manitoba Assets (continued)

Talbot Option Agreement (continued)

The following are highlights of the Agreement between Rockcliff and Norvista:

- $50,000 cash on signing (paid by Norvista);
- $150,000 in 3 months from signing payable at the discretion of Norvista (paid by Norvista);
- Norvista is obligated to spend $206,000 to satisfy the remainder of the fifth-year expenditure requirement under the Talbot Option Agreement between Rockcliff and Hudbay. These expenditures are to be incurred prior to April 14, 2019 (incurred by April 14, 2019);
- $1,000,000 cash on commencement of the Tower mine construction;
- $900,000 cash 3 months after commencement of commercial production;
- $900,000 cash 6 months after commencement of commercial production;
- Additional ½% NSR on Tower Copper Property (Rockcliff will then own a total of 2% NSR on the Tower Copper Property) Norvista can purchase 1% NSR for $2.0 million and has right of first refusal on the remaining 1% NSR;
- On or before July 1, 2019, Norvista must elect to either spend $2,270,000 to earn a 51% interest under the Talbot Option Agreement, or return the property and the agreement back to Rockcliff and the additional ½% NSR on the Tower Copper Property is forfeited; and
- 2% NSR on the Talbot Property if Norvista acquires at least a 90% interest in the Talbot Property. Norvista can purchase 1% NSR for $2.0 million and has the right of first refusal on the remaining 1% NSR.

Bucko Mill Lease

The Bucko Mill Lease interest is a lease option (the “Bucko Mill Lease”) on a portion of the surface rights to CaNickel Mining Limited (“CaNickel”)’s Bucko Lake mine, the ore milling building and equipment comprising the mill facility and tailings ponds near Wabowden, Manitoba in the Province of Manitoba.

9. Accounts Payable and Accrued Liabilities

As at	December 31, 2020	December 31, 2019
Accounts payable	**$ 64,028**	$ 70,712
Accrued liabilities	**215,072**	30,459
	$ 279,100	$ 101,171

The following is an aged analysis of the accounts payable and accrued liabilities:

As at	December 31, 2020	December 31, 2019
Less than 1 month	**$ 219,334**	$ 41,153
1 to 3 months	**-**	21,439
Greater than 3 months	**59,766**	38,579
	$ 279,100	$ 101,171

(Expressed in Canadian Dollars unless otherwise stated)

10. Lease Liabilities

	December 31, 2020	December 31, 2019
Beginning balance	**$ 80,625**	$ 161,332
Interest expense	**7,575**	25,134
Lease payments	**(88,200)**	(105,841)
Ending balance	**$ -**	**$ 80,625**

11. Share Capital

a) Authorized share capital

The authorized share capital consists of an unlimited number of common shares without par value.

b) Common shares issued

	Number of Common Shares	Amount
Balance - December 31, 2018	**71,361,501**	**$ 13,596,010**
Share repurchase and cancellation	(907,000)	(56,014)
Balance - December 31, 2019	**70,454,501**	**$ 13,539,996**
Share repurchase and cancellation	(314,000)	(3,844)
Balance - December 31, 2020	**70,140,501**	**$ 13,536,152**

On April 15, 2019, the Company received approval to undertake, at the Company's discretion, a normal course issuer bid program to purchase up to 3,522,725 of its common shares (the "Bid"), which terminated on February 20, 2020.

During the year ended December 31, 2020, the Company repurchased 20,000 (2019 - 294,000) common shares of the Company for cash consideration of $1,500 (2019 - $30,230), in accordance with the Bid. The amount by which the repurchased amount was less than the stated capital of the shares has been credited to deficit. The 20,000 repurchased shares together with the 294,000 shares repurchased during the year ended December 31, 2019 were cancelled during the year ended December 31, 2020.

(Expressed in Canadian Dollars unless otherwise stated)

12. Stock Options

The following table reflects the continuity of stock options for the years ended December 31, 2020 and 2019:

	Number of Stock Options	Weighted Average Exercise Price
Balance - December 31, 2018, December 31, 2019	6,300,000	$ 0.17
Granted (i)	800,000	0.10
Cancelled (ii)	(550,000)	0.16
Expired (ii)	(2,725,000)	0.15
Balance - December 31, 2020	3,825,000	$ 0.17

The following table reflects the actual stock options issued and outstanding as of December 31, 2020:

Expiry Date	Exercise Price ($)	Weighted Average Remaining Contractual Life (years)	Number of Options Outstanding	Number of Options Vested	Grant Date Fair Value ($)
April 6, 2021	0.20	0.26	1,775,000	1,775,000	294,534
January 26, 2022	0.17	1.07	850,000	850,000	121,128
October 13, 2022	0.13	1.78	400,000	400,000	41,921
April 27, 2025	0.10	4.32	800,000	533,334	65,626
	0.17	1.45	3,825,000	3,558,334	523,209

(i) On April 27, 2020, the Company granted 800,000 stock options to certain directors, pursuant to the Company's stock option plan. The options vest 1/3 on grant, 1/3 on the six month anniversary date of the grant and 1/3 on the one year anniversary date of the grant. The options are exercisable at $0.10 and expire on April 26, 2025. The fair value of the stock options was estimated to be $65,626 using Black-Scholes option pricing model on the following assumptions: share price of $0.10, exercise price of $0.10, risk free interest rate of 0.46%, an expected yeild of 0%, an expected life of 5 years and an expected volatility of 119%.

(ii) On September 23, 2015, the Company granted a total of 4,355,000 stock options to directors, officers and employees of the Company pursuant to the Company's incentive stock option plan. During the year ended December 31, 2020, the Company cancelled 550,000 of these stock options. During the year ended December 31, 2020, 2,725,000 of these stock options expired unexercised. As at December 31, 2020, nil of these stock options remained outstanding.

(iii) On January 26, 2017, Norvista granted a total 1,000,000 stock options to certain officers and directors pursuant to the Company’s incentive stock option plan. The options are exercisable at a price of $0.17 per common share and expire on January 26, 2022. These options vested immediately upon grant. The fair value of the stock options was estimated to be $142,503 using Black-Scholes option pricing model on the following assumptions: exercise price of $0.17, risk free interest rate of 1.08%, an expected life of 5 years and an expected volatility of 123.84%.

(iv) On October 13, 2017, Norvista granted a total 400,000 stock options to a consultant pursuant to the Company’s incentive stock option plan. The options are exercisable at a price of $0.13 per common share and expire on October 13, 2022. These stock options vest one-third (1/3) on October 13, 2017, one-third (1/3) on October 13, 2018 and one-third (1/3) on October 13, 2019. The grant date fair value of the stock options was estimated to be $41,921 using Black-Scholes option pricing model on the following assumptions: exercise price of $0.13, risk free interest rate of 1.66%, an expected life of 5 years and an expected volatility of 114%.

(Expressed in Canadian Dollars unless otherwise stated)

12. Stock Options (continued)

During the year ended December 31, 2020, stock compensation of $58,613 (2019 - $5,475) was recorded in the consolidated statements of income (loss).

13. Basic and Diluted Income (Loss) per Share

	2020	2019
Weighted average number of common shares outstanding - basic and dilutive	**70,187,486**	70,496,745

The calculation of basic and diluted income (loss) per share for the year ended December 31, 2020 was based on the net income attributable to common shareholders of $2,786,463 (2019 – net loss of $5,518,403) and the weighted average number of common shares outstanding of 70,187,486 (2019 – 70,496,745). Diluted income (loss) per share for the year ended December 31, 2020 did not include the effect of 3,825,000 options (2019 – 6,300,000) as they were not in the money and anti-dilutive.

14. Related Party Balances and Transactions and Major Shareholders

(a) Related party balances and transactions

Related parties include the Board of Directors, close family members and enterprises that are controlled by these individuals as well as certain persons performing similar functions.

	2020	2019
Marrelli Support Services Inc. ("MSSI") (i)	**$ 64,547**	$ 70,361
DSA Corporate Services Inc. ("DSA") (ii)	**7,985**	10,493
Durham Exploration Services Inc. ("Durham") (iii)	**56,500**	135,600

(i) Fees are related to services of Carmelo Marrelli to act as the Chief Financial Officer ("CFO") of the Company. Carmelo Marrelli is the Managing Director of MSSI. Services were incurred for bookkeeping, accounting and CFO services. As at December 31, 2020, MSSI was owed $3,924 (December 31, 2019 - $2,363) and this amount was included in accounts payable and accrued liabilities. This amount is unsecured and non-interest bearing.

(ii) The CFO of the Company is an officer of DSA. Fees are related to corporate secretarial and filing services provided by DSA. As at December 31, 2020, DSA was owed $726 (December 31, 2019 - $815) and this amount was included in accounts payable and accrued liabilities. This amount is unsecured and non-interest bearing.

(iii) Consulting fees are paid to Durham, a company controlled by Bruce Durham, a director of the Company. The amounts charged by Durham were recorded at their exchange value. As at December 31, 2020, Durham was owed $nil (December 31, 2019 - $11,300) and this amount was included in accounts payable and accrued liabilities. This amount is unsecured and non-interest bearing.

(iv) See Notes 3 and 6.

(Expressed in Canadian Dollars unless otherwise stated)

14. Related Party Balances and Transactions and Major Shareholders (continued)

(a) Related party balances and transactions (continued)

(v) During the year ended December 31, 2020, Norvista charged rent and office expenses of $nil (2019 - $761) to Rockcliff and rent and office expenses of $nil (2019 - $nil) to Nevada Zinc and Generic, for an aggregate total income of $nil (2019 - $761). In addition, Norvista recovered out of pocket expenses from the companies. The companies share common directors and management with Norvista. The amounts charged by Norvista were conducted on normal market terms and were recorded at their exchange value. As at December 31, 2020, $nil was owed to Norvista by Rockcliff (December 31, 2019 - $nil) and $20,691 was owed to Norvista by Nevada Zinc and Generic (December 31, 2019 - $nil) and these amounts were included in amounts receivable. This amount is unsecured and non-interest bearing.

(vi) During the year ended December 31, 2020, professional fees included marketing services in the amount of $102,830 (2019 - $127,464) charged by a family member of the Chief Executive Officer ("CEO"). The Company owed $nil as at December 31, 2020 (December 31, 2019 - $nil) to this individual and this amount was included in accounts payable and accrued liabilities. The amount owing is unsecured and non-interest bearing.

(b) Remuneration of directors and key management

In accordance with IAS 24, key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company directly or indirectly, including any directors (executive and non-executive) of the Company. Remuneration of directors, the CEO and the CFO of the Company was as follows:

	2020	**2019**
Salaries	**$ 235,000**	$ 180,000
Director fees	**220,957**	32,425
Stock-based compensation (Note 12)	**58,613**	5,475

(c) Major shareholders

To the knowledge of the directors and senior officers of the Company, as at December 31, 2020, no person or corporation beneficially owns or exercises control over common shares of the Company carrying more than 10% of the voting rights attached to all common shares of the Company other than Mr. Donald Sobey who controls 17.58% (2019 - 17.51%) and Mr. Stan Spavoid who controls 12.78% (2019 - 12.99%) of the common shares of the Company. The holding can change at any time at the discretion of the owners.

None of the Company's major shareholders have different voting rights compared to holders of the Company's common shares.

The Company is not aware of any arrangements the operation of which may at a subsequent date result in a change in control of the Company. To the knowledge of the Company, it is not directly or indirectly owned or controlled by another corporation, by any government or by any natural or legal person severally or jointly.

(Expressed in Canadian Dollars unless otherwise stated)

15. Income Taxes

(a) Provision for Income Taxes

Major items causing the Company's effective income tax rate to differ from the combined statutory rate of 26.5% (2019 - 26.5%) were as follows:

	2020	2019
(Loss) income before income taxes	$ 3,079,463	$ (6,114,403)
Expected income tax (recovery) based on the statutory rate:	816,000	(1,620,000)
Adjustments to expected income tax benefit:		
Deferred tax assets acquired through reverse takeover	-	-
Share issue costs	-	-
Reverse takeover transaction cost	-	-
Investments	(264,000)	-
Permanent differences	-	1,000
Other	2,000	20,000
Change in benefit of tax assets not recognized	(261,000)	1,003,000
Deferred income tax expense (recovery)	$ 293,000	$ (596,000)

(b) Deferred Income Tax

Recognized deferred tax assets and liabilities:

	2020	2019
Investments	$ 733,000	$ -
Non-capital losses carry-forwards	(440,000)	-
Deferred income tax liability	$ 293,000	$ -

Deferred income tax assets have not been recognized in respect of the following deductible temporary differences as it is not probable that future taxable profit will be available against which the Company can use the benefits.

	2020	2019
Non-capital loss carry-forwards	$ -	$ 2,921,000
Investments	6,887,000	5,134,000
Share issue costs	-	46,000
Cumulative eligible capital	282,000	282,000
	$ 7,169,000	$ 8,383,000

(Expressed in Canadian Dollars unless otherwise stated)

16. Capital Disclosure

The Company considers its capital to consist of share capital, contributed surplus, and deficit. The Company's objectives when managing capital are: (a) to allow the Company to respond to changes in economic and/or marketplace conditions by maintaining the Company's ability to purchase new investments; (b) to give shareholders sustained growth in value by increasing shareholders' equity; while (c) taking a conservative approach towards management of financial risks.

The Company's management reviews its capital structure on an on-going basis and makes adjustments to it in light of changes in economic conditions and the risk characteristics of its underlying investments. The Company's current capital is composed of its shareholders' equity and, to-date, has adjusted or maintained its level of capital by: (a) raising capital through equity financings; and (b) realizing proceeds from the disposition of its investments.

The Company is not subject to any capital requirements imposed by a lending institution or regulatory body, other than Policy 2.5 of the TSX Venture Exchange which requires adequate working capital or financial resources of the greater of (i) $50,000 and (ii) an amount required in order to maintain operations and cover general and administrative expenses for a period of 6 months. As of December 31, 2020, management believes it is compliant with known requirements. The Company expects that its capital resources will be sufficient to discharge its liabilities as of the current statement of financial position date.

17. Fair Value Measurements

Financial assets and financial liabilities at December 31, 2020 and December 31, 2019 are as follows:

	Assets and liabilities at amortized cost	Assets and liabilities at fair value through profit and loss	Total
December 31, 2020			
Cash and cash equivalents	$ 1,714,311	$ 1,597,371	$ 3,311,682
Amounts receivable	$ 117,923	$ -	$ 117,923
Public investments	$ -	$ 9,103,936	$ 9,103,936
Restricted cash	$ 25,000	$ -	$ 25,000
Accounts payable and accrued liabilities	$ (279,100)	$ -	$ (279,100)
December 31, 2019			
Cash and cash equivalents	$ 160,683	$ 453,974	$ 614,657
Amounts receivable	$ 52,614	$ -	$ 52,614
Public investments	$ -	$ 8,472,699	$ 8,472,699
Non-public investments	$ -	$ 85,472	$ 85,472
Restricted cash	$ 25,000	$ -	$ 25,000
Accoounts payable and accrued liabilities	$ (101,171)	$ -	$ (101,171)
Lease liabilities	$ (80,625)	$ -	$ (80,625)

(Expressed in Canadian Dollars unless otherwise stated)

17. Fair Value Measurements (Continued)

Norvista's operations involve the purchase and sale of securities. Accordingly, the majority of the Company's assets are currently comprised of financial instruments which can expose it to several risks, including market, liquidity, credit and currency risks. A discussion of the Company's use of financial instruments and their associated risks is provided below:

Market risk

Market risk is the risk that the fair value of, or future cash flows from, the Company's financial instruments will significantly fluctuate because of changes in market prices. The Company is exposed to market risk in trading its investments and unfavourable market conditions could result in dispositions of investments at less than favorable prices. In addition, most of the Company's investments are in the resource sector. The Company mitigates this risk by attempting to have a portfolio which is not singularly exposed to any one issuer.

For the year ended December 31, 2020, a 10% decrease (increase) in the closing prices of its portfolio investments would result in an estimated decrease (increase) in after-tax net income (loss) of $910,000, or $0.01 per share (2019 - $847,000, or $0.01 per share).

Liquidity risk

Liquidity risk is the risk that the Company will not have sufficient cash resources to meet its financial obligations as they come due. The Company's liquidity and operating results may be adversely affected if the Company's access to the capital markets is hindered, whether as a result of a downturn in stock market conditions generally or related to matters specific to the Company, or if the value of the Company's investments declines, resulting in losses upon disposition. In addition, some of the investments the Company holds are lightly traded public corporations or not publicly traded and may not be easily liquidated. The Company generates cash flow from proceeds from the disposition of its investments. Norvista believes that it has sufficient cash and cash equivalents and investments which are freely tradable and relatively liquid to fund its obligations as they become due under normal operating conditions. All of the Company's liabilities and obligations other than lease liabilities are due within one year.

The following table shows the Company's source of liquidity by assets as at December 31, 2020.

Liquidity by period

	Total	Less than 1 year	1 -3 years	Non-liquid assets
Cash and cash equivalents	$ 3,311,682	$ 3,311,682	$ -	$ -
Due from broker	$ -	$ -	$ -	$ -
Amounts receivable	$ 117,923	$ 117,923	$ -	$ -
Restricted cash	$ 25,000	$ -	$ 25,000	$ -
Public investments	$ 9,103,936	$ 9,103,936	$ -	$ -

17. Fair Value Measurements (Continued)

The following table shows the Company's source of liquidity by assets as at December 31, 2019.

Liquidity by period

	Total	Less than 1 year	1 -3 years	Non-liquid assets
Cash and cash equivalents	$ 614,657	$ 614,657	$ -	$ -
Amounts receivable	$ 52,614	$ 52,614	$ -	$ -
Restricted cash	$ 25,000	$ -	$ 25,000	$ -
Public investments	$ 8,472,699	$ 8,472,699	$ -	$ -
Non-public investment	$ 85,472	$ -	$ 85,472	$ -

Credit risk

Credit risk is the risk of an unexpected loss if a third party to a financial instrument fails to meet its contractual obligations. The Company has no significant concentration of credit risk arising from its operations. Cash and cash equivalents are held at select Canadian financial institutions, from which management believes the risk of loss to be remote. Amounts receivable as at December 31, 2020 which total $117,923 (December 31, 2019 - $52,614) are in good standing. Management believes that the credit risk concentration with respect to amounts receivable is low.

Currency risk and sensitivity analysis

The Company's functional and reporting currency is the Canadian dollar and all expenditures are transacted in Canadian dollars other than the investment in Petrowolf which is denominated in the United States dollar. A 10% appreciation (depreciation) of the United States dollar against the Canadian dollar, with all other variables held constant, would not result in any increase (decrease) in the Company's net income for the year.

(Expressed in Canadian Dollars unless otherwise stated)

17. Fair Value Measurements (Continued)

Commodity price risk

The Company is exposed to price risk with respect to commodity prices. Commodity price risk is defined as the potential adverse impact on earnings and economic value due to commodity price movements and volatilities. The Company closely monitors commodity prices, as they relate to precious and base metals and other minerals, and the stock market to determine the appropriate course of action to be taken by the Company.

Commodity price risk could adversely affect the Company. In particular, the Company's future profitability and viability of development depend upon the world market price of precious and base metals and other minerals. Precious and base metals and other mineral prices have fluctuated widely in recent years. There is no assurance that, even if commercial quantities of precious and base metals and other minerals are produced in the future, a profitable market will exist for them. As of December 31, 2020, the Corporation was not a precious mineral, base metals and other minerals producer. Even so, commodity price risk may affect the completion of future equity transactions such as equity offerings and the exercise of stock options and warrants. This may also affect the Company's liquidity and its ability to meet its ongoing obligations.

Fair value of financial instruments

The Company has determined the carrying values of its financial instruments as follows:

i. The carrying values of cash and cash equivalents, amounts receivable and accounts payable and accrued liabilities approximate their fair values due to the short-term nature of these instruments.

ii. Public investments and non-public investments are carried at amounts in accordance with the Company’s accounting policy as set out in Note 2 to the consolidated financial statements for the years ended December 31, 2020 and 2019.

There were no transfers to or from level 3 of the fair value hierarchy during the year ended December 31, 2020.

The following tables illustrate the classification and hierarchy of the Company's financial instruments, measured at fair value in the statements of financial position as at December 31, 2020 and December 31, 2019:

As at December 31, 2020 - (Investments, at fair value)

	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Aggregate Fair Value
Cash equivalents	$ -	$ 1,597,371	$ -	$ 1,597,371
Publicly traded investments	6,854,117	2,249,819	-	9,103,936

(Expressed in Canadian Dollars unless otherwise stated)

17. Fair Value Measurements (Continued)

Fair value of financial instruments (continued)

As at December 31, 2019 - (Investments, at fair value)

	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Aggregate Fair Value
Cash equivalents	$ -	$ 453,974	$ -	$ 453,974
Publicly traded investments	4,428,341	4,044,358	-	8,472,699
Non-public investments and non-trading warrants	-	-	85,472	85,472

Level 2 hierarchy:

As at December 31, 2020, 37,931,688 Rockcliff shares have been released from escrow. The value of the remaining 34,612,598 shares held under escrow are recorded at Level 2 of the fair value hierarchy.

Level 3 hierarchy:

The following table presents the changes in fair value measurements of financial instruments classified as Level 3. These financial instruments are measured at fair value utilizing non-observable market inputs. The net change in unrealized gains is recognized in the statements of loss.

Investment at fair value	Opening balance at January 1	Purchases	Proceeds on Disposition	Realized gain	Net unrealized gain (loss)	Ending balance
December 31, 2020	$ 85,472	$ -	$ -	$ -	$ (85,472)	$ -
December 31, 2019	11,468,275	385,905	(9,839,032)	6,787,057	(8,716,733)	85,472

Within Level 3, the Company includes non-public company investments. The key assumptions used in the valuation of these instruments include (but are not limited to) the value at which a recent financing was done by the investee, company-specific information, trends in general market conditions, the marketability of the shares and subsequent transactions.

The following table presents the fair value, categorized by key valuation techniques and the unobservable inputs used within Level 3 as at:

December 31, 2020

Investment name	Valuation technique	Fair value	Unobservable inputs
Petrowolf	Comparable transaction approach	**$ -**	Transaction price

(Expressed in Canadian Dollars unless otherwise stated)

17. Fair Value Measurements (Continued)

Level 3 hierarchy (continued):

December 31, 2019

Investment name	Valuation technique		Fair value	Unobservable inputs
Petrowolf	Recent financing approach	$	**85,472**	Transaction price

As the valuation of investments for which market quotations are not readily available and are inherently uncertain, the values may fluctuate materially within short periods of time and are based on estimates, and determinations of fair value may differ materially from values that would have resulted if a ready market existed for the investments.

For those investments valued based on a recent financing, management has determined that there are no reasonably possible alternative assumptions that would change the fair value significantly as at December 31, 2020. A 10% decrease (increase) on the fair value of these investments will result in a corresponding decrease (increase) of approximately $nil in the total fair value of the investments. The Company has applied a marketability discount of 0% to its non-public investments valued based on recent financing. Had the Company applied a marketability discount of 5% it would have resulted in a corresponding decrease of approximately $nil in the total fair value of the investments. While this illustrates the overall effect of changing the values of the unobservable inputs by a set percentage, the significance of the impact and the range of reasonably possible alternative assumptions may differ significantly between investments, given their different terms and circumstances.

The sensitivity analysis is intended to reflect the uncertainty inherent in the valuation of these investments under current market conditions, and its results cannot be extrapolated due to non-linear effects that changes in valuation assumptions may have on the fair value of these investments. Furthermore, the analysis does not indicate a probability of such changes occurring and it does not necessarily represent the Company’s view of expected future changes in the fair value of these investments. Any management actions that may be taken to mitigate the inherent risks are not reflected in this analysis.

18. Commitments and contingencies

From time to time, the Company may be named as a party to claims or involved in proceedings, including legal, regulatory and tax related, in the ordinary course of its business. While the outcome of these matters may not be estimable at period end, the Company makes provisions, where possible, for the estimated outcome of such claims or proceedings. Should a loss result from the resolution of any claims or proceedings that differs from these estimates, the difference will be accounted for as a charge to net income (loss) in that period.

19. Subsequent events

(i) On January 18, 2021, the Company announced the Board of Directors declared the payment of a special cash dividend of $0.03 per common share (the "Special Dividend") in the total amount of $2,104,215. The Special Dividend was paid on February 9, 2021 to shareholders of record as of the close of business on January 26, 2021.

(ii) On April 6, 2021, 1,775,000 stock options expired unexercised.