

GENESIS LIMITED PARTNERSHIP #5

CONSOLIDATED ANNUAL FINANCIAL STATEMENTS

For the Years Ended December 31, 2019 and 2018

GENESIS LIMITED PARTNERSHIP #5
NOTICE OF NO AUDITOR REVIEW OF FINANCIAL STATEMENTS
For the Years Ended December 31, 2019 and 2018

The accompanying unaudited consolidated financial statements of Genesis Limited Partnership #5 (the “Partnership”) have been prepared by and are the sole responsibility of the Partnership’s management. These financial statements have not been independently reviewed or audited.

GENESIS LIMITED PARTNERSHIP #5**BALANCE SHEETS***(In Canadian dollars)**(Unaudited)*

		Dec. 31, 2019	Dec. 31, 2018
Assets	Notes		
Land held for future development		2,998,198	2,911,692
Total assets		2,998,198	2,911,692
Liabilities			
Amounts due to related parties	3	595,004	473,315
Total liabilities		595,004	473,315
Equity			
General partner		100	100
Limited partners	1	2,403,094	2,438,277
Total equity		2,403,194	2,438,377
Total liabilities and equity		2,998,198	2,911,692

See accompanying notes to the financial statements.

GENESIS LIMITED PARTNERSHIP #5
STATEMENTS OF COMPREHENSIVE LOSS
For the years ended December 31, 2019 and 2018
(In Canadian dollars)
(Unaudited)

		2019	2018
Revenues	Notes		
Rental income and other revenue		6,367	6,360
		6,367	6,360
Expenses			
General and administrative		10,818	10,391
Advertising and marketing		9,275	1,154
Finance expense	3	21,457	16,214
		41,550	27,759
Loss being comprehensive loss		(35,183)	(21,399)

See accompanying notes to the financial statements.

GENESIS LIMITED PARTNERSHIP #5**STATEMENTS OF PARTNERS' EQUITY****For the years ended December 31, 2019 and 2018***(In Canadian dollars)**(Unaudited)*

	Net Partners' Contributions	Deficit	Partners' Equity
At December 31, 2017	2,603,514	(143,738)	2,459,776
Loss being comprehensive loss	-	(21,399)	(21,399)
At December 31, 2018	2,603,514	(165,137)	2,438,377
Loss being comprehensive loss	-	(35,183)	(35,183)
At December 31, 2019	2,603,514	(200,320)	2,403,194

See accompanying notes to the financial statements.

GENESIS LIMITED PARTNERSHIP #5
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the years ended December 31, 2019 and 2018
(Unaudited)

1. ORGANIZATION AND OPERATION OF THE PARTNERSHIP

Genesis Limited Partnership #5 (the "Partnership") is a limited partnership formed under the laws of the Province of Alberta on March 28, 2005 pursuant to the Partnership Act (Alberta). It commenced operations on that date through the raising of funds from the sale of limited partnership units ("Units") through an offering memorandum dated March 29, 2005. As at December 31, 2019 the Partnership had 601 Units outstanding (December 31, 2018 - 601).

The Partnership was established to acquire a 16.3% undivided interest in land located in the Municipal District of Rocky View, Alberta (the "Property") and generate capital appreciation by obtaining various levels of municipal approvals for an area structure plan or community plan, residential rezoning, subdividing, development and/or reselling for a profit.

The affairs of the Partnership are managed by GLP5 GP Inc. (the "General Partner").

The development of the Property is managed by Genesis Land Development Corp. ("Genesis") pursuant to a joint venture agreement dated March 28, 2005 between the Partnership, Genesis Limited Partnership #4 and Genesis (the "JV Agreement"). Under the JV Agreement, Genesis will earn a management fee equal to 10% of the development servicing costs. The term of the JV Agreement is until December 31, 2020.

2. BASIS OF CONSOLIDATION

The consolidated financial statements include the accounts of the Partnership and its wholly-owned subsidiary, GLP5 Northeast Calgary Development Inc. All intra-group transactions and balances are eliminated on consolidation.

3. RELATED PARTY TRANSACTIONS

During the year ended December 31, 2019, Genesis advanced \$121,689 (2018 - \$88,483) to the Partnership to cover Partnership expenses and liabilities. Pursuant to the JV Agreement, interest accrues on advances from Genesis at a rate of prime plus 3%, compounded annually. During the year ended December 31, 2019, the Partnership accrued interest of \$21,457 on the amount due to Genesis (2018 - \$16,214).