GENESIS LAND DEVELOPMENT CORP.

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the three months ended March 31, 2021 and 2020
(Unaudited)

FIRST QUARTER

GENESIS LAND DEVELOPMENT CORP.
CONDENSED CONSOLIDATED INTERIM BALANCE SHEETS
(Unaudited)
(In thousands of Canadian dollars)

	Notes	March 31, 2021	December 31, 2020
Assets			
Real estate held for development and sale	3	**195,985**	193,309
Amounts receivable	10a	**12,238**	11,006
Vendor-take-back mortgage receivable		**2,719**	2,719
Investments in land development entities		**5,608**	5,608
Other operating assets		**15,265**	14,750
Right-of-use assets		**712**	712
Deferred tax assets		**7,243**	8,088
Income tax recoverable		**1,156**	559
Cash and cash equivalents		**24,898**	29,743
Total assets		**265,824**	266,494
Liabilities			
Loans and credit facilities	4	**23,846**	21,470
Dividend payable	6d	**-**	6,280
Customer deposits		**5,893**	3,889
Accounts payable and accrued liabilities		**14,501**	14,092
Lease liabilities		**820**	790
Provision for future development costs	5	**20,347**	20,213
Total liabilities		**65,407**	66,734
Commitments and contingencies	8		
Equity			
Share capital		**52,489**	52,489
Contributed surplus	7c	**1,012**	868
Retained earnings		**135,641**	134,319
Shareholders' equity		**189,142**	187,676
Non-controlling interest		**11,275**	12,084
Total equity		**200,417**	199,760
Total liabilities and equity		**265,824**	266,494

See accompanying notes to the condensed consolidated interim financial statements.

GENESIS LAND DEVELOPMENT CORP.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF COMPREHENSIVE INCOME
(Unaudited)
For the three months ended March 31, 2021 and 2020
(In thousands of Canadian dollars except per share amounts)

	Notes	Three months ended March 31, 2021	2020
Revenues			
Sales revenue		**18,706**	23,644
Other revenue		**7**	8
	11	**18,713**	23,652
Direct cost of sales		**(13,262)**	(18,828)
Write-down of real estate held for development and sale	3	**-**	(10,815)
		(13,262)	(29,643)
Gross margin		**5,451**	(5,991)
General and administrative		**(2,237)**	(2,620)
Selling and marketing		**(1,011)**	(1,126)
		(3,248)	(3,746)
Earnings (loss) from operations		**2,203**	(9,737)
Finance income		**69**	358
Finance expense		**(353)**	(691)
Earnings (loss) before income taxes		**1,919**	(10,070)
Income tax (expense) recovery		**(393)**	2,618
Net earnings (loss) being comprehensive earnings (loss)		**1,526**	(7,452)
Attributable to non-controlling interest		**204**	(69)
Attributable to equity shareholders		**1,322**	(7,383)
Net earnings (loss) per share - basic and diluted		**0.03**	(0.18)

See accompanying notes to the condensed consolidated interim financial statements.

GENESIS LAND DEVELOPMENT CORP.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CHANGES IN EQUITY
(Unaudited)
For the three months ended March 31, 2021 and 2020
(In thousands of Canadian dollars except number of shares)

		Equity attributable to Corporation's shareholders						
		Common shares - Issued						
	Notes	Number of Shares	Amount	Contributed Surplus	Retained Earnings	Total Shareholders' Equity	Non-Controlling Interest	Total Equity
At December 31, 2019		42,159,927	52,867	603	140,487	193,957	18,938	212,895
Share-based payments	7c	-	-	72	-	72	-	72
Normal course issuer bid	6c	(56,282)	(71)	-	(43)	(114)	-	(114)
Distributions	12	-	-	-	-	-	(4,237)	(4,237)
Net loss being comprehensive loss and other		-	-	-	(7,383)	(7,383)	(110)	(7,493)
At March 31, 2020		42,103,645	52,796	675	133,061	186,532	14,591	201,123
At December 31, 2020		41,863,335	52,489	868	134,319	187,676	12,084	199,760
Share-based payments	7c	-	-	144	-	144	-	144
Distributions	3, 12	-	-	-	-	-	(913)	(913)
Net earnings being comprehensive earnings and other		-	-	-	1,322	1,322	104	1,426
At March 31, 2021		**41,863,335**	**52,489**	**1,012**	**135,641**	**189,142**	**11,275**	**200,417**

See accompanying notes to the condensed consolidated interim financial statements.

GENESIS LAND DEVELOPMENT CORP.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS
(Unaudited)
For the three months ended March 31, 2021 and 2020
(In thousands of Canadian dollars)

	Notes	Three months ended March 31, 2021	2020
Operating activities			
Receipts from residential lot sales		**5,158**	2,180
Receipts from development land sales		**925**	5,018
Receipts from residential home sales		**15,297**	14,399
Other cash receipts		**375**	158
Paid for land development		**(4,557)**	(2,726)
Paid for lots / land acquisition		**(727)**	-
Paid for residential home construction		**(11,120)**	(6,718)
Paid to suppliers and employees		**(4,892)**	(4,150)
Interest received		**69**	27
Income tax payments		**(145)**	-
Cash flows from operating activities		**383**	8,188
Investing activities			
Acquisition of equipment		**(246)**	(31)
Change in restricted cash		**68**	118
Cash flows used in from investing activities		**(178)**	87
Financing activities			
Advances from loans and credit facilities	4	**7,935**	7,920
Repayments of loans and credit facilities		**(4,860)**	(2,574)
Payment on vendor-take-back mortgage payable		**-**	(8,000)
Interest and fees paid on loans and credit facilities		**(1,042)**	(362)
Distributions to unit holders of limited partnerships	3	**(803)**	-
Dividends paid	6d	**(6,280)**	-
Repurchase and cancellation of shares under NCIB	6c	**-**	(114)
Cash flows used in financing activities		**(5,050)**	(3,130)
Change in cash and cash equivalents		**(4,845)**	5,145
Cash and cash equivalents, beginning of period		**29,743**	16,248
Cash and cash equivalents, end of period		**24,898**	21,393

See accompanying notes to the condensed consolidated interim financial statements.

1. DESCRIPTION OF BUSINESS

Genesis Land Development Corp. (the "Corporation" or "Genesis") was incorporated under the Business Corporation Act (Alberta) on December 2, 1997.

The Corporation is engaged in the acquisition, development and sale of land, residential lots and homes primarily in the greater Calgary area. The Corporation reports its activities as two business segments: land development and home building.

The Corporation is listed for trading on the Toronto Stock Exchange under the symbol "GDC". Genesis' head office and registered office are located at 6240, 333 - 96 Ave. NE, Calgary, AB T3K 0S3.

Despite limited impact in 2021, the Corporation remains cautious going forward as the extent and duration of the current economic conditions as a result of regulatory aspects of COVID-19 are unpredictable and unknown.

In response to COVID-19, the Corporation has been able to adapt its operations, capital investments and marketing approaches to address current conditions and had positive results from these activities in 2021. The Corporation is continuing to focus on managing cash, protecting the value of its assets and limiting financing risks while ensuring that all health and safety recommendations of regulatory authorities are being followed and, when feasible, exceeded.

The consolidated financial statements of Genesis were approved for issuance by the Board of Directors on May 5, 2021.

2. SIGNIFICANT ACCOUNTING POLICIES AND BASIS OF PRESENTATION

The significant accounting policies, basis of measurement and use of judgements and estimates of the Corporation are the same as those applied in the Corporation's annual audited consolidated financial statements for the year ended December 31, 2020. These policies have been consistently applied to each of the periods presented, unless otherwise indicated.

The unaudited condensed consolidated interim financial statements ("Statements") of the Corporation are prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). These Statements are unaudited and have been prepared in accordance with IAS 34 "Interim Financial Reporting".

The Statements have been prepared under the historical cost convention except for the financial assets classified as fair value through profit or loss and stock options and deferred share units that have been measured at fair value. The statements are presented in Canadian dollars, which is the Corporation's functional currency, and all values are rounded to the nearest thousand, except per share values and where otherwise indicated.

These Statements do not include all of the information required for annual audited consolidated financial statements and should be read in conjunction with the annual audited consolidated financial statements for the year ended December 31, 2020.

(All tabular amounts and amounts in footnotes to tables are in thousands of Canadian dollars except number of shares)

3. REAL ESTATE HELD FOR DEVELOPMENT AND SALE

	Lots, Multi-family & Commercial Parcels	Land Held for Development	Home Building	Total	Limited Partnerships	Intra-segment Elimination	Consolidated Total
Gross book value							
As at December 31, 2020	48,699	141,812	16,738	207,249	11,995	(4,194)	215,050
Development activities	1,118	2,593	10,720	14,431	98	-	14,529
Sold	(4,022)	-	(6,972)	(10,994)	(2,748)	-	(13,742)
As at March 31, 2021	**45,795**	**144,405**	**20,486**	**210,686**	**9,345**	**(4,194)**	**215,837**
Provision for write-downs							
As at December 31, 2020	5,169	14,135	548	19,852	1,889	-	21,741
Sold	-	-	-	-	(1,889)	-	(1,889)
As at March 31, 2021	**5,169**	**14,135**	**548**	**19,852**	**-**	**-**	**19,852**
Net book value							
As at December 31, 2020	43,530	127,677	16,190	187,397	10,106	(4,194)	193,309
As at March 31, 2021	**40,626**	**130,270**	**19,938**	**190,834**	**9,345**	**(4,194)**	**195,985**

During the three months ended March 31, 2021, no interest (2020 - $Nil) was capitalized as a component of development activities.

No write-downs were recorded during the three months ended March 31, 2021 (2020 - $10,815).

During the three months ended March 31, 2021, the Corporation closed the sale of a 463.2-acre parcel of development land, located in British Columbia, belonging to a limited partnership for $925. The limited partnership made a distribution of $803 to its unit holders from the proceeds of this sale.

(All tabular amounts and amounts in footnotes to tables are in thousands of Canadian dollars except number of shares)

4. LOANS AND CREDIT FACILITIES

	March 31, 2021	December 31, 2020
Secured by agreements receivable and real estate held for development and sale (a) Demand land project servicing loan from a major Canadian chartered bank, payable on collection of agreements receivable, bearing interest at prime +0.75% per annum, secured by real estate held for development and sale with a carrying value of $6,890. The loan is due on February 28, 2022.	**-**	-
Secured by real estate held for development and sale (b) The VTB bearing interest at 5% per annum was entered into on September 13, 2019 in partial payment for the purchase of approximately 130 acres of future residential development land in north Calgary. The VTB is secured by these lands which have a carrying value of $28,694. The VTB is to be repaid in two installments of approximately $9,312 each in May 2021 and 2022.	**18,624**	18,624
Secured by specific dedicated lands and a general corporate charge on all assets of the Corporation (c) Corporate revolving line of credit up to $50,000 with a major Canadian financial institution at an interest rate per annum equal to the higher of prime +1.90% or 4.35%. The loan is due on February 1, 2024.	**2,606**	-
Secured by housing projects under development (d) Demand operating line of credit up to $6,500 from a major Canadian chartered bank, bearing interest at prime +0.75% per annum, secured by a general security agreement over assets of the home building division.	**1,983**	1,662
(e) Demand project specific townhouse construction loans from a major Canadian chartered bank, payable on collection of sale and closing proceeds, bearing interest at prime +0.90% per annum, secured by the project with a carrying value of $6,012. One loan is due on August 28, 2021 and the other is due on September 28, 2021.	**1,333**	1,185
	24,546	21,471
Deferred fees on loans and credit facilities	**(700)**	(1)
	23,846	21,470

During the three months ended March 31, 2021, the Corporation put in place a $50,000 three-year fixed term secured corporate revolving line of credit with a major Canadian financial institution at an interest rate per annum equal to the higher of prime +1.90% or 4.35%. This is secured by specific dedicated lands and a general corporate charge on all assets of the Corporation.

The weighted average interest rate of loan agreements with financial institutions was 3.74% (December 31, 2020 - 3.26%) based on March 31, 2021 balances.

During the three months ended March 31, 2021, the Corporation received advances of $7,935 (2020 - $7,920) relating to various loan facilities. These are secured by real estate held for development and sale, housing projects under development, specific dedicated lands and a general corporate charge on all assets of the Corporation. These loan facilities bear interest ranging from the prime +0.75% to the higher of prime +1.90% or 4.35% per annum, with due dates ranging from August 28, 2021 to February 1, 2024.

(All tabular amounts and amounts in footnotes to tables are in thousands of Canadian dollars except number of shares)

4. LOANS AND CREDIT FACILITIES (continued)

Based on the contractual terms, the Corporation's loans and credit facilities are to be repaid within the following time periods (excluding deferred fees on loans and credit facilities):

April 1, 2021 to March 31, 2022	12,628
April 1, 2022 to March 31, 2023	9,312
April 1, 2023 to March 31, 2024	2,606
	24,546

As at March 31, 2021 and at December 31, 2020, the Corporation and its subsidiaries were in compliance with all loan covenants.

5. PROVISION FOR FUTURE DEVELOPMENT COSTS

The movement in the provision for future development costs is as follows:

	Land Development	Home Building	Total
As at December 31, 2020	18,737	1,476	20,213
Additions	776	1,347	2,123
Changes to estimates	11	(12)	(1)
Development activities	(1,181)	(807)	(1,988)
As at March 31, 2021	**18,343**	**2,004**	**20,347**

6. SHARE CAPITAL

a) **Authorized**

Unlimited number of common shares without par value.
Unlimited number of preferred shares without par value, none issued.

b) **Weighted average number of shares**

The following table sets forth the weighted average number of common shares outstanding for the three months ended March 31, 2021 and 2020:

	Three months ended March 31,	
	2021	**2020**
Basic	**41,863,335**	42,137,377
Effect of dilutive securities - stock options	**-**	-
Diluted	**41,863,335**	42,137,377

All 855,000 options outstanding at the three months ended March 31, 2021 (2020 - 2,535,000) were excluded in calculating diluted earnings per share as their weighted average exercise price was higher than the average market price of the Corporation's shares during the period.

(All tabular amounts and amounts in footnotes to tables are in thousands of Canadian dollars except number of shares)

6. SHARE CAPITAL (continued)

c) Normal course issuer bid ("NCIB")

On October 7, 2020, the Corporation announced the renewed of its NCIB. The renewed NCIB commenced on October 13, 2020 and will terminate on the earlier of: (i) October 12, 2021; and (ii) the date on which the maximum number of common shares are purchased pursuant to the bid. The Corporation may purchase for cancellation up to 2,098,885 common shares under the renewed NCIB.

The following table sets forth the number of common shares repurchased and cancelled during the three months ended March 31, 2021 and 2020 under the NCIB.

	Three months ended March 31,	
	2021	**2020**
Number of shares repurchased and cancelled	-	56,282
Reduction in share capital	-	71
Change in retained earnings	-	43
Reduction in shareholders' equity	-	114
Average purchase price per share	-	2.04

d) Dividends paid

Cash dividends of $6,280 ($0.15 per share), declared on December 9, 2020, were paid on January 11, 2021. No dividends were declared in Q1 2020.

7. SHARE-BASED COMPENSATION

a) Stock Option Plan

Share-based payments may be settled in cash or equity at the sole discretion of the Corporation and are accounted for as equity-settled plans. Stock options have a 7-year term and vest 25% on each of the first, second, third and fourth anniversary dates of the grant.

Details of stock options are as follows:

	Three months ended March 31,			
	2021		**2020**	
	Number of Options	**Weighted Average Exercise Price**	**Number of Options**	**Weighted Average Exercise Price**
Outstanding - beginning of period	**2,535,000**	**$3.31**	2,535,000	$3.31
Options cancelled pursuant to revised long-term incentive plan	**(1,680,000)**	**$3.31**	-	-
Outstanding - end of period	**855,000**	**$3.31**	2,535,000	$3.31
Exercisable - end of period	**427,500**	**$3.31**	633,750	$3.31

	Outstanding		**Exercisable**		
Range of Exercise Prices ($)	**Number at March 31, 2021**	**Weighted Average Exercise Price**	**Number at March 31, 2021**	**Weighted Average Exercise Price**	**Weighted Average Remaining Contractual Life in Years**
3.12 - 3.48	855,000	$3.31	427,500	$3.31	4.60

No stock options were issued in Q1 2021 (Q1 2020 - Nil).

(All tabular amounts and amounts in footnotes to tables are in thousands of Canadian dollars except number of shares)

7. SHARE-BASED COMPENSATION (continued)

b) Deferred Share Unit Plan ("DSU")

The Corporation's cash settled DSU plan provides for DSUs to be issued to directors and designated employees. DSUs are issued with various vesting terms, currently ranging between three to four years. Details of outstanding DSUs are as follows:

	Three months ended March 31,	
	2021	**2020**
	Cash settled	**Cash settled**
Outstanding - beginning of period	**354,258**	70,941
DSUs granted	**334,033**	98,897
DSUs cancelled	**(114,548)**	-
Outstanding - end of period	**573,743**	169,838
Vested - end of period	**100,917**	17,734

The outstanding liability related to cash settled DSUs as at March 31, 2021 was $510 (December 31, 2020 - $537) and is recorded in accounts payable and accrued liabilities. DSUs are measured at fair value at each reporting period on a mark-to-market basis.

c) Share-based compensation expense

Share-based compensation was recorded and included as a part of general and administrative expense and is comprised of the following:

	Three months ended March 31,	
	2021	**2020**
Stock options	**144**	72
Deferred share units related to grants which are to be cash settled	**(27)**	(21)
Total share-based compensation expense	**117**	51

(All tabular amounts and amounts in footnotes to tables are in thousands of Canadian dollars except number of shares)

8. COMMITMENTS AND CONTINGENCIES

a) In 2012, the Corporation entered into a memorandum of understanding with the Northeast Community Society to contribute $5,000 over 10 years for 15-year naming rights to “Genesis Centre for Community Wellness”, a recreation complex in northeast Calgary. The final installment of $500 was paid in the first quarter of 2021.

b) The Corporation has issued letters of credit and surety bonds pursuant to servicing agreements with municipalities to indemnify them in the event that the Corporation does not perform its contractual obligations. As at March 31, 2021, these amounted to $4,096 (December 31, 2020 - $3,666).

c) The Corporation is committed to pay levies and municipal fees relating to signed municipal agreements on commencement of development of certain real estate assets with the following payments:

April 1, 2021 to March 31, 2022	5,090
April 1, 2022 to March 31, 2023	1,433
April 1, 2023 to March 31, 2024	1,910
	8,433

d) The Corporation is a co-defendant in a statement of claim initiated by limited partners of LPLP 2007 and its affiliated RRSP limited partnerships. The statement of claim is brought as a class action but has not yet been certified as such and is seeking damages of at least $16,585. Any potential liability to the Corporation and/or the Partnership is indeterminate, and no provision has been made. The Corporation’s view is that this action is without merit and is actively contesting it. The Corporation and the limited partners have each applied for summary judgement and the Corporation is contesting the certification of this matter as a class proceeding.

e) The Corporation has contracted to acquire 99 residential lots in the City of Calgary for $13,307 from third-party land developers. The Corporation has paid deposits totaling $2,661 with the remainder being payable as follows:

April 1, 2021 to March 31, 2022	652
April 1, 2022 to March 31, 2023	9,746
April 1, 2023 to March 31, 2024	248
	10,646

f) During the three months ended March 31, 2021 the Corporation entered into a binding agreement to acquire approximately 157 acres of future residential development land in the City of Calgary for $29,150. The Corporation paid a non-refundable deposit of $2,186, with the balance of $26,964 to be paid on closing, currently scheduled for April 2022.

9. SETTLEMENT OF LITIGATION

During the three months ended March 31, 2021 a settlement was reached on a statement of claim filed in 2016 by two former employees against the Corporation and a director. The claim alleged wrongful termination of their employment.

(All tabular amounts and amounts in footnotes to tables are in thousands of Canadian dollars except number of shares)

10. FINANCIAL INSTRUMENTS

The fair values of cash and cash equivalents, restricted cash, accounts payable and accrued liabilities approximate their carrying values as they are typically expected to be settled within twelve months. The fair value of deposits approximates their carrying value as the terms of deposits are comparable to the market terms for similar instruments.

The fair values of the Corporation's loans and credit facilities, amounts receivable and vendor-take-back mortgage receivable were estimated based on current market rates for loans of the same risk and maturities.

The fair value of investments in land development entities are based on the market approach method. This method uses prices and other relevant information that have been generated by market transactions involving identical or comparable assets.

Fair value measurements recognized in the consolidated balance sheets are categorized using a fair value hierarchy that reflects the significance of inputs used in determining the fair values. The three fair value hierarchy levels are 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 is not based on observable market data (unobservable inputs).

The Corporation's current financial assets are measured at amortized cost or fair value through profit and loss ("FVTPL"). The estimated fair value of financial assets and liabilities measured at FVTPL as at March 31, 2021 and December 31, 2020 are presented in the following table:

			Carrying Value		**Fair Value**	
	Fair Value Hierarchy	**Measurement Basis**	**As at Mar. 31, 2021**	**As at Dec. 31, 2020**	**As at Mar. 31, 2021**	**As at Dec. 31, 2020**
Financial Assets						
Cash	Level 1	FVTPL	**24,898**	29,743	**24,898**	29,743
Investments in land development entities	Level 3	FVTPL	**5,608**	5,608	**5,608**	5,608
Restricted cash	Level 1	FVTPL	**6,219**	7,351	**6,219**	7,351

During the three months ended March 31, 2021 and 2020, no transfers were made between the levels in the fair value hierarchy.

(All tabular amounts and amounts in footnotes to tables are in thousands of Canadian dollars except number of shares)

10. FINANCIAL INSTRUMENTS (continued)

a) Risks associated with financial instruments

(i) Credit risk

The Corporation recognizes bad debt expense (or recovery) relating to amounts receivable on sold lots, net of the value of the related sold lots which are taken back into the Corporation's lot inventory on the termination of the relevant agreement. Termination could occur when the buyer fails to perform or observe terms of covenants of the relevant agreement. Agreements receivable for lot sales have various terms of repayment with purchasers generally having between 6 and 24 months to pay the balance owing for the purchased lots.

Recovery of bad debt expense is included in the Corporation's general and administrative expenses. In order to mitigate credit risk, the Corporation does not transfer title to sold residential lots until full payment is received. Individual balances due from customers as at March 31, 2021, which comprise greater than 10% of total amounts receivable, totaled $11,793 from three customers (December 31, 2020 - $10,235 from two customers).

Aging of amounts receivable was as follows:

	March 31, 2021	December 31, 2020
Not past due	**12,238**	11,006
	12,238	11,006

(ii) Liquidity risk

The contractual maturities of financial liabilities and other commitments as at March 31, 2021 were as follows:

	<1 Year	**>1 Year**	**Total**
Financial liabilities			
Accounts payable and accrued liabilities	14,501	-	14,501
Loans and credit facilities excl. deferred fees on loans and credit facilities (note 4)	12,628	11,918	24,546
	27,129	11,918	39,047
Commitments			
Lease obligations (including variable operating costs)	202	2,117	2,319
Land and lot purchase contracts (note 8e and note 8f)	652	36,958	37,610
Levies and municipal fees (note 8c)	5,090	3,343	8,433
	5,944	42,418	48,362
	33,073	**54,336**	**87,409**

At March 31, 2021, the Corporation had obligations due within the next 12 months of $33,073 (December 31, 2020 - $39,777). Based on the Corporation's operating history, its relationship with its lenders and committed sales contracts, management believes that the Corporation has the ability to continue to renew or repay its financial obligations as they come due. During the three months ended March 31, 2021, the Corporation renewed one loan (note 4a) and established a corporate revolving line of credit of $50,000 (note 4c).

(iii) Market risk

The Corporation is exposed to interest rate risk to the extent that certain agreements receivable and certain loans and credit facilities are at a floating rate of interest. A 1% change in interest rates would result in a change in interest incurred of approximately $59 annually on floating rate loans.

(All tabular amounts and amounts in footnotes to tables are in thousands of Canadian dollars except number of shares)

10. FINANCIAL INSTRUMENTS (continued)

b) Capital management

The Corporation's policy is to maintain a sufficient capital base in order to maintain investor, creditor and market confidence and to sustain future development of the business. The Corporation is in compliance with any externally imposed capital requirements.

The Corporation manages its capital structure and makes adjustments to it in light of changes in regional economic conditions and the risk characteristics of the underlying real estate industry within that region.

The Corporation considered its capital structure at the following dates to specifically include:

	March 31, 2021	December 31, 2020
Loans and credit facilities (note 4)	**23,846**	21,470
Shareholders' equity	**189,142**	187,676
	212,988	209,146

(All tabular amounts and amounts in footnotes to tables are in thousands of Canadian dollars except number of shares)

11. SEGMENTED INFORMATION

The income producing business units of the Corporation reported the following activities for the three months ended March 31, 2021 and 2020:

	Land Development Segment				Home Building Segment	Intersegment Elimination	Total
Three months ended March 31, 2021	**Genesis**	**LP**	**Intrasegment Elimination**	**Total**			
Revenues	8,578	187	(184)	8,581	13,870	(4,663)	17,788
Revenues - development lands	-	925	-	925	-	-	925
Direct cost of sales	(5,088)	(845)	-	(5,933)	(11,992)	4,663	(13,262)
Gross margin	3,490	267	(184)	3,573	1,878	-	5,451
G&A, selling & marketing and net finance expense or income	(1,648)	(63)	184	(1,527)	(2,005)	-	(3,532)
Earnings (loss) before income taxes and non-controlling interest	1,842	204	-	2,046	(127)	-	1,919
Segmented assets as at March 31, 2021	230,308	13,896	(6,463)	237,741	30,524	(2,441)	265,824
Segmented liabilities as at March 31, 2021 [(1), (2)]	53,830	2,646	(2,269)	54,207	13,641	(2,441)	65,407
Segmented net assets as at March 31, 2021 [(1), (2)]	176,478	11,250	(4,194)	183,534	16,883	-	200,417

	Land Development Segment				Home Building Segment	Intersegment Elimination	Total
Three months ended March 31, 2020	**Genesis**	**LP**	**Intrasegment Elimination**	**Total**			
Revenues	5,750	2	-	5,752	14,088	(5,175)	14,665
Revenues - development lands	8,987	-	-	8,987	-	-	8,987
Direct cost of sales	(11,802)	-	-	(11,802)	(12,201)	5,175	(18,828)
Write-down of real estate held for development and sale	(10,000)	-	-	(10,000)	(815)	-	(10,815)
Gross margin	(7,065)	2	-	(7,063)	1,072	-	(5,991)
G&A, selling & marketing and net finance expense or income	(1,819)	(71)	-	(1,890)	(2,189)	-	(4,079)
Loss before income taxes and non-controlling interest	(8,884)	(69)	-	(8,953)	(1,117)	-	(10,070)
Segmented assets as at December 31, 2020	232,166	14,701	(6,320)	240,547	23,825	2,122	266,494
Segmented liabilities as at December 31, 2020[(1), (2)]	57,181	2,744	(2,226)	57,699	6,913	2,122	66,734
Segmented net assets as at December 31, 2020[(1), (2)]	174,985	11,957	(4,094)	182,848	16,912	-	199,760

(1) Segmented liabilities under the Genesis home building segment include $354 due to the land development segment (December 31, 2020 - $4,118 due from the land development segment to the home building segment).

(2) Segmented liabilities under the LP segment is comprised of accounts payable and accrued liabilities and includes $2,269 (December 31, 2020 - $2,226) due to Genesis.

12. CONSOLIDATED ENTITIES

The Statements include the accounts of the Corporation and its wholly-owned subsidiaries, as well as the consolidated revenues, expenses, assets, liabilities and cash flows of limited partnership entities that the Corporation controls. The Corporation has less than 50% equity ownership in these limited partnership entities; however, the Corporation has control over these entities' activities, projects, financial and operating policies due to contractual arrangements. As such, the relationship between the Corporation and the limited partnership entities indicates that they are controlled by the Corporation. Accordingly, the accounts of the limited partnerships have been consolidated in the Corporation's financial statements. Subsidiaries of the Corporation are general partners in three limited partnership group structures.

The Corporation is a co-defendant in a statement of claim initiated by three limited partners of LPLP 2007 and its affiliated RRSP limited partnerships. The statement of claim is brought as a class action but has not yet been certified as such and is seeking damages of at least $16,585. Any potential liability to the Corporation and/or the partnerships is indeterminate, and no provision has been made.

LPLP 2007 is a limited partnership controlled by the Corporation. In 2019 the Corporation completed a transaction with LPLP 2007, whereby the Corporation acquired the third-party, secured vendor-take-back mortgage receivable held by LPLP 2007. Consideration paid to LPLP 2007 included a cash payment of $10,360 to LPLP 2007 by the Corporation, with the net proceeds were placed in the trust account of counsel to LPLP2007 to be available for pro rata distribution its limited partners. Early in 2020 limited partners were given the option to receive their pro rata distribution of the amount held in trust, provided the limited partner signed a letter of transmittal in which the limited partner released LPLP 2007, Genesis and related entities from any liabilities in respect of the statement of claim described above. The offer to the limited partners expired on September 18, 2020. As at March 31, 2021, unitholders holding 25,619,829 (58.4%) limited partnership units submitted such transmittal letters, and $6,092 of the available trust funds have been distributed. All remaining funds which are held in trust will be used by LPLP 2007 to fund its operations, including its share of any costs incurred in respect of the proposed class action.