

CYPRESS DEVELOPMENT CORP.

**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
(Unaudited - Expressed in Canadian Dollars)**

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

UNAUDITED INTERIM FINANCIAL STATEMENTS

In accordance with National Instrument 51-102 released by the Canadian Securities Administrators, the Company discloses that its auditors have not reviewed the unaudited financial statements for the period ended September 30, 2020.

CYPRESS DEVELOPMENT CORP.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF FINANCIAL POSITION
(Unaudited - Expressed in Canadian Dollars)
AS AT

	September 30, 2020	December 31, 2019
ASSETS		
Current		
Cash and cash equivalents	\$ 1,463,364	\$ 1,518,637
Marketable securities (Note 4)	9,000	9,000
Receivables and prepaid expenses (Note 5)	33,071	91,923
Due from related party (Note 10)	<u>29,860</u>	<u>-</u>
	1,535,295	1,619,560
Property and equipment (Note 6)	-	-
Reclamation bonds (Note 7)	41,774	41,774
Exploration and evaluation assets (Note 7)	<u>4,417,636</u>	<u>3,623,868</u>
	<u>\$ 5,994,705</u>	<u>\$ 5,285,202</u>
LIABILITIES AND EQUITY		
Current		
Accounts payable and accrued liabilities	\$ 115,780	\$ 84,113
Due to related party (Note 10)	<u>-</u>	<u>3,304</u>
	<u>115,780</u>	<u>87,417</u>
Equity		
Capital stock (Note 8)	36,042,362	34,706,711
Subscriptions received in advance	79,200	-
Reserves (Note 9)	4,588,544	4,690,274
Deficit	<u>(34,831,181)</u>	<u>(34,199,200)</u>
	<u>5,878,925</u>	<u>5,197,785</u>
	<u>\$ 5,994,705</u>	<u>\$ 5,285,202</u>

Nature and continuance of operations (Note 1)

Subsequent events (Note 15)

Approved and authorized by the Board on November 27, 2020

<u>"Don Huston"</u>	Director	<u>"Jim Pettit"</u>	Director
Don Huston		Jim Pettit	

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

CYPRESS DEVELOPMENT CORP.**CONDENSED CONSOLIDATED INTERIM STATEMENTS OF COMPREHENSIVE LOSS**

(Unaudited - Expressed in Canadian Dollars)

PERIODS ENDED

	September 30, 2020 3 months	September 30, 2019 3 months	September 30, 2020 9 months	September 30, 2019 9 months
GENERAL AND ADMINISTRATIVE EXPENSES				
Accounting and audit	\$ 6,797	\$ 13,703	\$ 23,372	\$ 44,864
Administrative	8,788	9,850	28,782	32,161
Consulting fees	86,852	180,379	263,493	411,532
Legal	16,198	25,680	274,218	45,213
Office and miscellaneous	14,373	9,341	38,369	46,841
Rent	5,489	12,048	19,292	30,501
Share-based compensation	84,577	240,871	84,577	240,871
Shareholder communications	35,782	75,405	158,985	263,605
Telephone	1,209	1,178	3,055	3,235
Transfer agent and filing fees	9,441	11,412	15,232	20,035
Travel	1,028	19,695	5,266	38,448
	(270,534)	(599,562)	(914,641)	(1,177,306)
Interest income	-	514	920	5,526
Other income - legal settlement	-	-	281,740	-
Unrealized gain/(loss) on marketable securities (Note 4)	3,000	(8,000)	-	(22,000)
Loss and comprehensive loss for the period	\$ (267,534)	\$ (607,048)	\$ (631,981)	\$ (1,193,780)
Basic and diluted loss per common share	\$ (0.003)	\$ (0.008)	\$ (0.007)	\$ (0.016)
Weighted average number of common shares outstanding				
- basic and diluted	91,061,178	75,294,135	91,061,178	75,294,135

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

CYPRESS DEVELOPMENT CORP.
CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS
(Unaudited - Expressed in Canadian Dollars)
PERIODS ENDED SEPTEMBER 30

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss for the period	\$ (631,981)	\$ (1,193,780)
Items not affecting cash:		
Share-based compensation	84,577	240,871
Unrealized loss on marketable securities	-	22,000
Shares issued for services	80,160	24,304
Changes in non-cash working capital items:		
Decrease in receivables and prepaid expenses	58,852	77,711
(Increase) decrease in due from related parties	(29,860)	6,515
Increase (decrease) in accounts payable and accrued liabilities	(50,627)	(100,846)
Increase (decrease) in due to related party	<u>(3,304)</u>	<u>3,499</u>
Net cash flows used in operating activities	<u>(492,183)</u>	<u>(919,726)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Option payments received	-	6,000
Expenditures on exploration and evaluation assets	<u>(711,474)</u>	<u>(1,313,691)</u>
Net cash flows used in investing activities	<u>(711,474)</u>	<u>(1,307,691)</u>
CASH FLOWS FROM FINANCING ACTIVITY		
Proceeds from issuance of capital stock	1,069,184	1,602,880
Share issuance costs	-	(31,303)
Subscriptions received in advance	<u>79,200</u>	<u>-</u>
Net cash flows provided by financing activity	<u>1,148,384</u>	<u>1,571,577</u>
Change in cash and cash equivalents during the period	(55,273)	(655,840)
Cash and cash equivalents, beginning of period	<u>1,518,637</u>	<u>1,625,701</u>
Cash and cash equivalents, end of period	\$ 1,463,364	\$ 969,861

Supplemental disclosures with respect to cash flows (Note 11)

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

CYPRESS DEVELOPMENT CORP.**CONDENSED CONSOLIDATED INTERIM STATEMENTS OF CHANGES IN EQUITY**

(Unaudited - Expressed in Canadian Dollars)

	Capital Stock			Subscriptions received in advance	Deficit	Total
	Number	Amount	Reserves			
Balance, as at December 31, 2019	90,077,001	\$34,706,711	\$4,690,274	\$ -	\$(34,199,200)	\$ 5,197,785
Options exercised	1,370,000	383,356	(178,756)	-	-	204,600
Warrants exercised	3,412,892	872,135	(7,551)	-	-	864,584
Shares for services	308,307	80,160	-	-	-	80,160
Subscriptions received in advance	-	-	-	79,200	-	79,200
Share-based compensation	-	-	84,577	-	-	84,577
Loss for the period	-	-	-	-	(631,981)	(631,981)
Balance, as at September 30, 2020	95,168,200	\$36,042,362	\$4,588,544	\$ 79,200	\$(34,831,181)	\$ 5,878,925
Balance, as at December 31, 2018	72,073,228	\$ 32,000,041	\$ 4,515,816	\$ -	\$(32,597,402)	\$ 3,918,455
Private placement	6,114,888	1,100,680	-	-	-	1,100,680
Options exercised	585,000	46,800	-	-	-	46,800
Options exercised	-	104,218	(104,218)	-	-	-
Warrants exercised	3,505,000	455,400	-	-	-	455,400
Share issue costs	-	(31,303)	-	-	-	(31,303)
Shares for services	160,315	24,304	-	-	-	24,304
Share-based compensation	-	-	240,871	-	-	240,871
Exploration and evaluation assets	550,000	88,750	-	-	-	88,750
Loss for the period	-	-	-	-	(1,193,780)	(1,193,780)
Balance, as at September 30, 2019	82,988,431	\$ 33,788,890	\$ 4,652,469	\$ -	\$(33,791,182)	\$ 4,650,177

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

CYPRESS DEVELOPMENT CORP.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

(Unaudited - Expressed in Canadian Dollars)

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

1. NATURE AND CONTINUANCE OF OPERATIONS

Cypress Development Corp. is a publicly listed exploration company incorporated pursuant to the *Business Corporations Act* (Saskatchewan) on August 23, 1991. The Company together with its subsidiary (collectively referred to as the “Company”) is principally engaged in the acquisition, exploration and evaluation of resource properties.

The head office and records office of the Company are located at Suite #1610 - 777 Dunsmuir Street, Vancouver, British Columbia, Canada. The registered office is located at Suite #1710 - 1177 West Hastings Street, Vancouver, British Columbia, Canada.

The Company’s financial statements (“consolidated financial statements”) are presented in Canadian dollars.

The Company has not yet determined whether the properties contain reserves that are economically recoverable. The recoverability of the amounts shown for exploration and evaluation assets are dependent upon the existence of economically recoverable reserves, the ability of the Company to obtain necessary financing to complete the development of those reserves and upon future profitable production.

These financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRS”) with the assumption that the Company will be able to realize its assets and discharge its liabilities in the normal course of business rather than through a process of forced liquidation. The Company has incurred losses from inception and does not currently have the financial resources to sustain operations in the long-term. While the Company has been successful in obtaining its required funding in the past, there is no assurance that such future financing will be available or be available on favourable terms. An inability to raise additional financing may materially impact the future assessment of the Company as a going concern. These material uncertainties may cast significant doubt upon the Company’s ability to continue as a going concern.

The financial statements do not include adjustments to amounts and classifications of assets and liabilities that might be necessary should the Company be unable to continue operations. Continued operations of the Company are dependent on the Company's ability to receive financial support, necessary financings, or generate profitable operations in the future.

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 or magnitude of the adverse results of the outbreak and its effects on the Company’s business or ability to raise funds.

2. BASIS OF PREPARATION

Statement of Compliance with International Financial Reporting Standards

These unaudited condensed consolidated interim financial statements, have been prepared in accordance with International Financial Reporting Standards (“IFRS”) as issued by the IASB (“International Accounting Standards Board”) applicable to the preparation of interim financial statements, including International Accounting Standard (“IAS”) 34, ‘Interim Financial Reporting’. The accounting policies followed in these condensed consolidated interim financial statements are the same as those applied in the Company’s annual financial statements for the year ended December 31, 2019.

CYPRESS DEVELOPMENT CORP.**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

(Unaudited - Expressed in Canadian Dollars)

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

2. BASIS OF PREPARATION (cont'd...)

The condensed consolidated interim financial statements have been prepared on a historical cost basis, except for financial instruments classified as financial instruments at fair value through profit and loss, which are stated at their fair value. In addition, these financial statements have been prepared using the accrual basis of accounting except for cash flow information.

Critical Accounting Estimates & Judgments

The preparation of these condensed consolidated interim financial statements requires management to make certain estimates, judgments and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported expenses during the period. Actual results could differ from these estimates.

Significant assumptions about the future and other sources of estimation uncertainty that management has made at the end of the reporting period, that could result in a material adjustment to the carrying amounts of assets and liabilities in the event that actual results differ from assumptions made, relate to, but are not limited to, the following:

- i) The carrying value and the recoverability of exploration and evaluation assets, which are included in the statements of financial position. The cost model is utilized and the value of the exploration and evaluation assets is based on the expenditures incurred. At every reporting period, management assesses the potential impairment which involves assessing whether or not facts or circumstances exist that suggest the carrying amount exceeds the recoverable amount.
- ii) The valuation of shares issued in non-cash transactions. Generally, the valuation of non-cash transactions is based on the value of the goods or services received. When this cannot be determined, it is based on the fair value of the non-cash consideration. When non-cash transactions are entered into with employees and those providing similar services, the non-cash transactions are measured at the fair value of the consideration given up using market prices.
- iii) The recognition of deferred tax assets. The Company considers whether the realization of deferred tax assets is probable in determining whether or not to recognize these deferred tax assets.
- iv) Share-based payment. The fair value of share-based payment is determined using a Black-Scholes option pricing model. Such option pricing models require the input of subjective assumptions.

3. SIGNIFICANT ACCOUNTING POLICIES**Cash and cash equivalents**

Cash and cash equivalents include cash on hand, term deposits, and short-term liquid investments with the original term to maturity of three months or less, which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Basis of consolidation

These consolidated financial statements include the accounts of the Company and its wholly-owned subsidiary, Cypress Holdings (Nevada) Ltd., a company incorporated in the United States. All significant inter-company transactions and balances have been eliminated upon consolidation.

CYPRESS DEVELOPMENT CORP.**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

(Unaudited - Expressed in Canadian Dollars)

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

3. SIGNIFICANT ACCOUNTING POLICIES (cont'd...)**Foreign currency translation**

The presentation and functional currency of the Company and its subsidiary is the Canadian dollar. Transactions in currencies other than the functional currency are recorded at rates approximating those in effect at the time of the transactions. Monetary items are translated at the exchange rate in effect at the statement of financial position date and non-monetary items are translated at historical exchange rates. Translation gains and losses are reflected in the consolidated statements of loss and comprehensive loss for the period.

Exploration and evaluation assets

Costs related to the acquisition, exploration and evaluation of mineral properties are capitalized by property until the determination of technical feasibility and commercial viability. If commercially profitable ore reserves are developed, capitalized costs of the related property are reclassified as mining assets after assessing the property for impairment by comparing the carrying amount to its recoverable amount, and amortized using the unit of production method. If, after management review, it is determined that capitalized acquisition, exploration and evaluation costs are not recoverable over the estimated economic life of the property, or the property is abandoned, an impairment is recorded on the property.

Any option payments received by the Company from third parties or tax credits refunded to the Company are credited to the capitalized cost of the mineral property. If payments received exceed the capitalized cost of the mineral property, the excess is recognized as income in the year received. The amounts shown for mineral properties do not necessarily represent present or future values. Their recoverability is dependent upon the discovery of economically recoverable reserves, the ability of the Company to obtain the necessary financing to complete the development, and future profitable production or proceeds from the disposition thereof.

Property and equipment

Property and equipment are carried at cost, less accumulated depreciation and accumulated impairment losses. Amortization of leasehold improvements is recognized using the straight-line method over the term of the lease. Equipment that is withdrawn from use, or has no reasonable prospect of being recovered through use or sale, are regularly identified and written off. The assets' residual values, depreciation methods and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

Subsequent expenditures relating to items of property and equipment are capitalized when it is probable that future economic benefits from the use of the assets will be increased. All other subsequent expenditures are recognized as repairs and maintenance.

Subsequent costs

Costs incurred subsequent to the determination of technical feasibility and commercial viability and the costs of replacing parts of property and equipment are recognized as mining assets only when they increase the future economic benefits embodied in the specific asset to which they relate. All other expenditures are recognized in profit or loss as incurred. Such capitalized mining assets generally represent costs incurred in developing proved and/or probable reserves and bringing on or enhancing production from such reserves, and are accumulated on mineral property or geotechnical area basis. The carrying amount of any replaced or sold component is derecognized. The costs of the day-to-day servicing of property and equipment are recognized in profit or loss as incurred.

CYPRESS DEVELOPMENT CORP.**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

(Unaudited - Expressed in Canadian Dollars)

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

3. SIGNIFICANT ACCOUNTING POLICIES (cont'd...)**Capital stock**

Common shares are classified as shareholders' equity. Transaction costs directly attributable to the issue of common shares and share purchase options are recognized as a deduction from equity, net of any tax effects.

Proceeds from the issuance of units are allocated between common shares and common share purchase warrants based on the residual value method. Under this method, the proceeds are allocated to share capital based on the fair value of the common shares and any residual value is allocated to common share purchase warrants.

Impairment

At the end of each reporting period, the Company's assets are reviewed to determine whether there is any indication that those assets may be impaired. If such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment, if any. The recoverable amount is the higher of fair value less costs to sell and value in use. Fair value is determined as the amount that would be obtained from the sale of the asset in an arm's length transaction between knowledgeable and willing parties. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount and the impairment loss is recognized in the profit or loss for the period. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash generating unit to which the asset belongs.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but to an amount that does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognized immediately in profit or loss.

Provision for environmental rehabilitation

The Company recognizes liabilities for statutory, contractual, constructive or legal obligations associated with the retirement of mineral properties and equipment, when those obligations result from the acquisition, construction, development or normal operation of the assets. The net present value of future rehabilitation cost estimates arising from the decommissioning of plant and other site preparation work is capitalized to mining assets along with a corresponding increase in the rehabilitation provision in the period incurred. Discount rates using a pre-tax rate that reflect the time value of money are used to calculate the net present value. The rehabilitation asset is depreciated on the same basis as mining assets.

The Company's estimates of reclamation costs could change as a result of changes in regulatory requirements, discount rates and assumptions regarding the amount and timing of the future expenditures. These changes are recorded directly to mining assets with a corresponding entry to the rehabilitation provision. The Company's estimates are reviewed annually for changes in regulatory requirements, discount rates, effects of inflation and changes in estimates.

Changes in the net present value, excluding changes in the Company's estimates of reclamation costs, are charged to profit and loss for the year.

CYPRESS DEVELOPMENT CORP.**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

(Unaudited - Expressed in Canadian Dollars)

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

3. SIGNIFICANT ACCOUNTING POLICIES (cont'd...)**Share-based compensation**

The Company grants stock options to acquire common shares of the Company to directors, officers, employees and consultants. An individual is classified as an employee when the individual is an employee for legal or tax purposes, or provides services similar to those performed by an employee.

The fair value of stock options is measured on the date of grant, using the Black-Scholes option pricing model, and is recognized over the vesting period. A corresponding increase in reserves is recorded when stock options are expensed. When stock options are exercised, capital stock is credited by the sum of the consideration paid and the related portion of share-based compensation previously recorded in reserves. Consideration paid for the shares on the exercise of stock options is credited to capital stock.

In situations where equity instruments are issued to non-employees and some or all of the goods or services received by the entity as consideration cannot be specifically identified, they are measured at the fair value of the share-based payment. Otherwise, share-based payments are measured at the fair value of the goods or services received.

Flow-through common shares

Resource expenditure deductions for income tax purposes related to exploration activities funded by flow-through share arrangements are renounced to investors in accordance with Canadian income tax legislation. The Company records a deferred tax liability and a reduction in capital stock for the estimated tax benefits transferred to shareholders. When the Company renounces flow-through expenditures, a portion of the Company's deferred tax assets that were not recognized in previous years, will be recognized as a recovery of deferred taxes in the statement of loss and comprehensive loss.

Income taxes

Income tax on the profit or loss for the years presented comprises current and deferred tax. Income tax is recognized in profit or loss except to the extent that it relates to items recognized directly in equity, in which case it is recognized in equity. Current tax expense is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at period end, adjusted for amendments to tax payable with regards to previous years.

Deferred tax is recorded using the statement of financial position liability method, providing for temporary differences, between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The following temporary differences are not provided for: goodwill not deductible for tax purposes; the initial recognition of assets or liabilities that affect neither accounting or taxable loss; and differences relating to investments in subsidiaries to the extent that they will probably not reverse in the foreseeable future. The amount of deferred tax provided is based on the expected manner of realization or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the statement of financial position date.

A deferred tax asset is recognized only to the extent that it is probable that future taxable profits will be available against which the asset can be utilized.

Additional income taxes that arise from the distribution of dividends are recognized at the same time as the liability to pay the related dividend. Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

CYPRESS DEVELOPMENT CORP.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

(Unaudited - Expressed in Canadian Dollars)

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

3. SIGNIFICANT ACCOUNTING POLICIES (cont'd...)

Loss per share

The Company presents basic loss per share for its common shares, calculated by dividing the loss attributable to common shareholders of the Company by the weighted average number of common shares outstanding during the period. Diluted loss per share does not adjust the loss attributable to common shareholders or the weighted average number of common shares outstanding when the effect is anti-dilutive.

Financial instruments

Financial assets

The Company classifies its financial assets in the following categories: at fair value through profit and loss (“FVTPL”), at fair value through other comprehensive income (“FVTOCI”) or at amortized cost. The determination of the classification of financial assets is made at initial recognition. Equity instruments that are held for trading are classified as FVTPL; for other equity instruments, on the day of acquisition the Company can make an irrevocable election (on an instrument-by-instrument basis) to designate them as at FVTOCI.

The Company’s accounting policy for each of the categories is as follows:

Financial assets at FVTPL: Financial assets carried at FVTPL are initially recorded at fair value and transaction costs are expensed in the statement of (loss) income. Realized and unrealized gains and losses arising from changes in the fair value of the financial assets held at FVTPL are included in the statement of (loss) income in the period.

Financial assets at FVTOCI: Investments in equity instruments at FVTOCI are initially recognized at fair value plus transaction costs. Subsequently they are measured at fair value, with gains and losses arising from changes in fair value recognized in other comprehensive (loss) income in which they arise.

Financial assets at amortized cost: A financial asset is measured at amortized cost if the objective of the business model is to hold the financial asset for the collection of contractual cash flows, and the asset’s contractual cash flows are comprised solely of payments of principal and interest. They are classified as current assets or non-current assets based on their maturity date, and are initially recognized at fair value and subsequently carried at amortized cost less any impairment.

Impairment of financial assets at amortized cost: The Company assesses all information available, including on a forward-looking basis, the expected credit losses associated with its assets carried at amortized cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. To assess whether there is a significant increase in credit risk, the Company compares the risk of a default occurring on the asset as the reporting date, with the risk of default as at the date of initial recognition, based on all information available, and reasonable and supportive forward-looking information.

CYPRESS DEVELOPMENT CORP.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

(Unaudited - Expressed in Canadian Dollars)

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

3. SIGNIFICANT ACCOUNTING POLICIES (cont'd...)

Financial instruments (cont'd...)

The following table shows the classification of the Company's financial assets under IFRS 9:

Financial instruments	IFRS 9 Classification
Cash and cash equivalents	FVTPL
Receivables	Amortized cost
Marketable securities (excluding warrants)	FVTPL
Accounts payable and accrued liabilities	Amortized cost
Due to/from related party	Amortized cost

Financial instrument disclosures

The Company provides disclosures that enable users to evaluate (a) the significance of financial instruments for the entity's financial position and performance; and (b) the nature and extent of risks arising from financial instruments to which the entity is exposed during the period and at the date of the statement of financial position, and how the entity manages these risks.

The Company provides information about its financial instruments measured at fair value at one of three levels according to the relative reliability of the inputs used to estimate the fair value:

Level 1 – quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2 – inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and

Level 3 – inputs for the asset or liability that are not based on observable market data (unobservable inputs).

New accounting standards and interpretations

IFRS 16 – Leases

The Company adopted IFRS 16 - Leases ("IFRS 16") on January 1, 2019. The objective of the new standard is to eliminate the classification of leases as either operating or financing leases for a lessee and report all leases on the statement of financial position. The only exemption to this will be for leases that are one year or less in duration or for leases of assets with low values.

CYPRESS DEVELOPMENT CORP.**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

(Unaudited - Expressed in Canadian Dollars)

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

3. SIGNIFICANT ACCOUNTING POLICIES (cont'd...)**New accounting standards and interpretations (cont'd...)***IFRS 16 – Leases (cont'd...)*

Under IFRS 16 a lessee is required to recognize a right-of-use asset, representing its right to use the underlying asset, and a lease liability, representing its obligations to make lease payments. IFRS 16 also changes the nature of expenses relating to leases, as lease expenses previously recognized for operating leases are replaced with depreciation expense on capitalized right-of-use assets and finance or interest expense for the corresponding lease liabilities associated with the capitalized right-of-use leased assets.

The Company adopted IFRS 16 using the modified retrospective approach and did not restate comparative amounts for the year prior to first adoption. As at the date of transition, management has assessed that it does not have any leases to which IFRS 16 applies. The adoption of the new IFRS pronouncement has therefore not resulted to adjustments in previously reported figures and there has been no change to the opening deficit balance as at January 1, 2019.

4. MARKETABLE SECURITIES

The Company holds securities that have been designated as fair value through profit or loss:

	September 30, 2020	December 31, 2019
Opening balance	\$ 9,000	\$ 34,000
Additions	-	6,000
Unrealized loss	-	(31,000)
Total	\$ 9,000	\$ 9,000

Marketable securities at September 30, 2020 consist of 600,000 (December 31, 2019 - 600,000) Pasinex Resources Limited shares. (Note 7 - *White Pine Claims, Nevada, USA*).

An unrealized loss on marketable securities of \$Nil (December 31, 2019 - \$31,000) was recorded in the consolidated statements of loss and comprehensive loss in the current period.

CYPRESS DEVELOPMENT CORP.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

(Unaudited - Expressed in Canadian Dollars)

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

5. RECEIVABLES AND PREPAID EXPENSES

The Company's receivables and prepaid expenses arise from two main sources, goods and services tax ("GST") and prepaid expenses. These are broken down as follows:

	September 30, 2020	December 31, 2019
GST receivable	\$ 6,991	\$ 29,997
Prepayments - insurance	3,773	2,869
Prepayments - other	22,307	12,500
Prepayments - shareholder communications	-	46,557
Total	\$ 33,071	\$ 91,923

6. PROPERTY AND EQUIPMENT

	Leasehold Improvements
Cost	
Balance, December 31, 2018, 2019 and September 30, 2020	\$ 19,850
Accumulated depreciation	
Balance, December 31, 2018	\$ 18,195
Depreciation	<u>1,655</u>
Balance, December 31, 2019 and September 30, 2020	\$ 19,850
Carrying amounts	
As at December 31, 2019	\$ -
As at September 30, 2020	\$ -

CYPRESS DEVELOPMENT CORP.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

(Unaudited - Expressed in Canadian Dollars)

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

7. EXPLORATION AND EVALUATION ASSETS

September 30, 2020 <i>(9 months)</i>	Nevada, USA Total
Acquisition costs:	
Balance, beginning of period	\$ 438,092
Additions	-
Option payments received	-
Balance, end of period	<u>438,092</u>
Exploration costs:	
Incurred during the period	
Accommodation/food	24,691
Advances	884
Assaying/sampling	60,884
Consulting (Note 10)	400,234
Dues/fees/permits	104,375
Environmental survey	55,592
Equipment rentals/storage	21,619
Fuel/mileage	16,583
Office/miscellaneous	11,647
Office rent	7,995
Supplies/maintenance	8,754
Test work and analysis	45,553
Transportation	821
Travel/airfare	29,558
Wages/contract work	<u>4,578</u>
	793,768
Balance, beginning of period	3,185,776
Write-off	-
Balance, end of period	<u>3,979,544</u>
Total costs	<u>\$ 4,417,636</u>

CYPRESS DEVELOPMENT CORP.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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7. EXPLORATION AND EVALUATION ASSETS (cont'd...)

December 31, 2019 <i>(12 months)</i>	Nevada, USA Total
Acquisition costs:	
Balance, beginning of year	\$ 371,612
Additions	285,177
Option payments received	(138,153)
Recovery of costs	16,963
Write-off	<u>(97,507)</u>
Balance, end of year	<u>438,092</u>
Exploration costs:	
Incurring during the year	
Accommodation/food	44,457
Advances	56,308
Assaying/sampling	99,114
Consulting (Note 10)	795,832
Demobilization/mobilization	7,004
Drilling	126,953
Dues/fees/permits	127,003
Equipment rentals/storage	20,765
Fuel/mileage	26,610
Lab work/resource estimates/reports	28,005
Office/miscellaneous	5,695
Supplies/maintenance	14,855
Transportation	2,339
Travel/airfare	33,121
Wages/contract work	<u>7,990</u>
	1,396,051
Balance, beginning of year	1,794,589
Write-off	<u>(4,864)</u>
Balance, end of year	<u>3,185,776</u>
Total costs	<u>\$ 3,623,868</u>

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7. EXPLORATION AND EVALUATION ASSETS (cont'd...)

Title to mineral properties

Title to mineral properties involves certain inherent risks due to the difficulties of determining the validity of certain claims as well as the potential for problems arising from the frequently ambiguous conveyancing history characteristic of many mineral properties. The Company has investigated title to all of its mineral properties and, to the best of its knowledge; title to all of its properties is in good standing.

USA Claims

Alkali Springs Valley, Nevada, USA

On November 6, 2018, the Company entered into an option agreement to acquire the exclusive right and option to acquire a fifty percent (50%) undivided legal and beneficial interest in the property and the water rights application free and clear of all liens, charges and claims of others. To earn a 50% undivided interest, the Company is required to make a US\$50,000 payment (paid \$66,007) within seven business days of approval, it being understood and agreed by the parties that these funds will be expended by the optionor to pay all outstanding fees pertaining to the claims which comprise the property and all other expenses relating to the property and the water rights application, issue 300,000 common shares of the Company (150,000 common shares issued at a fair value of \$31,500 and 150,000 due for issue on November 6, 2019) and incur US\$450,000 in expenditures over the two year term of the option agreement (\$200,000 to be incurred by November 6, 2019 and \$250,000 by November 6, 2020). A total of \$102,371 had been capitalized to the property during fiscal 2019.

During fiscal 2019, the Company terminated the option agreement with the optionor, Dajin Resources Corp. and wrote-off the carrying value of \$102,371.

White Pine Claims, Nevada, USA (Spur)

The Company has a 100% interest in certain claims located in White Pine County, Nevada. The Company incurred and capitalized \$441,622 in deferred exploration expenditures as at September 30, 2020 and received \$458,585 in option payments. The \$16,963 recovery was recorded on the consolidated statements of loss and comprehensive loss in fiscal 2019. The property is subject to a 2% NSR.

The Company entered into an option agreement on March 23, 2017 which provides the optionee (Caliber Minerals Inc. formerly Silcom Systems Inc.) with an earn-in option to acquire an initial 51% interest in the property. Under the agreement, the optionee was required to issue 1,500,000 listed common shares, make cash payments of US\$300,000 (US\$50,000 received) and incur exploration expenditures totaling US\$1,850,000 over the three-year term of the first agreement.

The Company has granted the optionee a second option to acquire an additional 29% interest by issuing 500,000 listed common shares and making a cash payment of US\$250,000 within 90 days of satisfying and exercising the first option and incurring additional exploration expenditures totaling US\$1,100,000 within 12 months.

Upon completion of the second option, issuance of all the shares and cash payments and completion of all work commitments, the optionee shall have earned an 80% interest in the property, subject to an underlying 2% net royalty interest.

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FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2020

7. EXPLORATION AND EVALUATION ASSETS (cont'd...)**USA Claims (cont'd...)***White Pine Claims, Nevada, USA (cont'd...)*

On December 5, 2017, the Company entered into an option agreement with Pasinex Resources Limited (through its wholly-owned subsidiary Pasinex Resources Nevada Limited) ("Pasinex"), whereby Caliber Minerals Inc. transferred their previous option to Pasinex to earn up to an 80% interest in the property.

To acquire an initial 51% interest in the property, Pasinex is required to issue 600,000 listed common shares and make cash payments of US\$200,000 to the Company and incur exploration expenditures totaling US\$1,850,000 over the three year term of the first agreement.

The Company has granted the optionee a second option to acquire an additional 29% interest by issuing 200,000 listed common shares and making a cash payment of US\$250,000 after satisfying and exercising the first option and incurring additional exploration expenditures totaling US\$1,100,000 within 12 months.

Upon completion of the second option, issuance of all the shares and cash payments and completion of all work commitments, the optionee shall have earned an 80% interest in the property, subject to an underlying 2% net royalty interest.

During fiscal 2019, the Company received 200,000 shares valued at \$6,000. (Note 4)

Pasinex is required to make the following cash payments and share issuances to the Company:

Due Date	Cash Payments	Share Issuances	Expenditure Commitments
No later than December 11, 2019 *	US\$100,000 (received)	200,000 (received)	-
Within 90 days of exercise of 1 st option By December 5, 2020 **	US\$250,000 -	200,000 -	- US\$1,600,000
Receipt of a feasibility report recommending within 90 days of exercise of 1 st option	-	-	US\$1,100,000
Total	US\$350,000	400,000	US\$2,700,000

The Company has agreed to extend the terms of the 2017 earn-in option agreement with Pasinex Resources Limited and Caliber Minerals Inc. as follows:

* Cash payment of US\$100,000 and 200,000 shares extended from September 11, 2019 to December 11, 2019.

** Expenditure commitments totaling US\$1,600,000 (US\$800,000 by December 5, 2019 and US\$800,000 by December 5, 2020) extended to December 5, 2020.

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7. EXPLORATION AND EVALUATION ASSETS (cont'd...)

USA Claims (cont'd...)

Glory Lithium Project, Clayton Valley, Nevada, USA

During fiscal 2016, the Company entered into an option agreement to acquire a 100% interest in the Glory Lithium Project in Clayton Valley, in the state of Nevada, USA. To earn a 100% interest, the Company is required to make US\$162,500 in cash payments (\$212,357 (US\$162,500) paid) and issue 1,100,000 shares of the Company (1,100,000 common shares issued at a fair value of \$175,000) over the four year term of the option agreement. The optionor will retain a 3% NSR with the Company having the right to purchase 2% of the NSR for US\$1,000,000. After entering into the option agreement, the optionor became a director of the Company (resigned during fiscal 2019).

As at September 30, 2020, the Company incurred \$3,340,145 net in exploration expenditures and acquisition costs.

Dean, Clayton Valley, Nevada, USA

In September 2016, the Company entered into an option agreement to acquire a 100% interest in 35 lithium placer claims located in southern Clayton Valley, Nevada, USA. To earn a 100% interest, the Company is required to make US\$140,000 in cash payments (\$181,946 (US\$140,000) paid) and issue 1,050,000 shares of the Company (1,050,000 common shares issued at a fair value of \$222,500) over the three year term of the option agreement. The optionor will retain a 3% NSR with the Company having the right to purchase 2% of the NSR for US\$1,000,000. As at September 30, 2020, the Company incurred \$1,077,490 in acquisition costs and exploration expenditures on the property. After entering into the option agreement, the optionor became a director of the Company (resigned during fiscal 2019).

Reclamation Bonds, Nevada, USA

As at September 30, 2020, the Company held reclamation bonds with respect to the Nevada, USA properties of \$41,774 (December 31, 2019 - \$41,774).

CYPRESS DEVELOPMENT CORP.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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8. CAPITAL STOCK

Authorized

An unlimited number of common shares without par value.

Private Placements

During the current period, the Company did not participate in any private placements.

During fiscal 2019, the Company entered into the following private placement:

On August 7, 2019, the Company issued 6,114,888 units at a price of \$0.18 per unit for gross proceeds of \$1,100,680. Each unit consists of one common share and one transferable share purchase warrant, with each warrant entitling the holder to purchase one additional common share of the Company for a period of up to two years at a price of \$0.22.

In connection with the financing, the Company paid finder's fees totaling \$23,625 and additional issuance costs of \$7,678 and issued an aggregate of 113,750 finders' warrants. Each finders' warrant is exercisable into one common share for a period of up to two years at a price of \$0.22.

The 113,750 finders' warrants were valued at \$8,816 using the Black-Scholes option pricing model using a weighted average estimated life of 2 years, volatility of 94.18%, dividend rate of 0% and risk free interest rate of 1.24%.

The weighted average fair value of each finders' warrant was \$0.0775.

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9. RESERVES

The Company has a stock option plan in place under which it is authorized to grant options to directors, employees and consultants, to acquire up to 10% of the issued and outstanding common stock of the Company. The exercise price of each option equals the market price of the Company's stock as calculated on the date of grant. The options can be granted for a maximum term of 5 years and vest at the discretion of the board.

Stock option and share purchase warrant transactions are summarized as follows:

	Warrants		Stock Options	
	Number	Weighted Average Exercise Price	Number	Weighted Average Exercise Price
Outstanding and Exercisable, December 31, 2018	21,441,090	\$ 0.21	7,119,000	\$ 0.160
Additions	6,228,638	0.22	1,550,000	0.180
Exercised	(10,513,570)	0.13	(665,000)	0.090
Expired	<u>(502,970)</u>	0.13	<u>-</u>	-
Outstanding and Exercisable, December 31, 2019	16,653,188	0.27	8,004,000	0.170
Additions	-	-	350,000	0.345
Exercised	(3,412,892)	0.25	(1,370,000)	0.150
Expired/Cancelled	<u>(14,058)</u>	0.07	<u>(80,000)</u>	0.220
Outstanding and Exercisable, September 30, 2020	13,226,238	\$ 0.28	6,904,000	\$ 0.178

The following incentive stock options and share purchase warrants were outstanding at September 30, 2020:

	Number of Shares	Exercise Price	Expiry Date
Stock options:	810,000	\$ 0.080	April 11, 2021
	794,000	\$ 0.105	December 30, 2021
	230,000	\$ 0.100	July 18, 2022
	1,245,000	\$ 0.180	October 27, 2022
	2,220,000	\$ 0.220	November 2, 2023
	50,000	\$ 0.220	November 28, 2023
	1,205,000	\$ 0.180	August 13, 2024
	350,000	\$ 0.345	August 4, 2025
Warrants:	569,500	\$ 0.055	March 21, 2021
	120,000	\$ 0.055	March 30, 2021
	4,691,138	\$ 0.220	August 7, 2021
	7,845,600	\$ 0.330	October 26, 2021

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10. RELATED PARTY TRANSACTIONS

The aggregate amount of expenditures paid or payable to key management personnel consisting of directors, former directors or companies with common directors was as follows:

	September 30, 2020	September 30, 2019
	<i>9 months</i>	<i>9 months</i>
Charged to profit and loss for consulting fees	\$ 180,746	\$ 166,570
Capitalized to exploration and evaluation assets	98,812	97,656
Share-based compensation	-	109,558
Total expense	\$ 279,558	\$ 373,784

Administrative agreement

The Company operates from the premises of a private company owned by a director provides office and administrative services to the Company and various other public companies on a short-term contract basis. The private company incurs costs which are reimbursed by the Company.

Consulting agreement

Effective July 2, 2019, the Company made an amendment to a related party's consulting agreement dated January 1, 2018. The consultant shall receive US\$7,000 per month consisting of US\$4,000 cash and the remaining US\$3,000 shall be payable in common shares of the Company or cash, at the option of the consultant. During the year ended December 31, 2019, the Company issued 160,315 common shares at a value of \$24,304 (September 30, 2020 - \$Nil).

Included in due from related parties at September 30, 2020 is \$29,860 (December 31, 2019 - \$Nil) due from the private company and/or directors.

Included in accounts payable at September 30, 2020 is \$48,035 (December 31, 2019 - \$26,598) due to directors and/or their companies.

Included in due to related party at September 30, 2020 is \$Nil (December 31, 2019 - \$3,304) due to the private company.

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11. SUPPLEMENTAL DISCLOSURES WITH RESPECT TO CASH FLOWS

	September 30, 2020	September 30, 2019
Cash received during the period for interest	\$ 920	\$ 5,526
Cash paid during the period for interest	\$ -	\$ -
Cash paid during the period for income taxes	\$ -	\$ -
	September 30, 2020	December 31, 2019
Cash and cash equivalents consist of:		
Cash	\$ 763,364	\$ 718,637
Guaranteed Investment Certificates ("GIC")	700,000	800,000
	<u>\$ 1,463,364</u>	<u>\$ 1,518,637</u>

Significant non-cash transactions during the period ended September 30, 2020 were as follows:

- Incurred exploration and evaluation asset expenditures of \$82,294 through accounts payable and accrued liabilities.
- Issued 308,307 common shares valued at \$80,160 for legal fees.

Significant non-cash transactions during the period ended September 30, 2019 were as follows:

- Issued 550,000 common shares valued at \$88,750 for exploration and evaluation assets.
- Issued 160,315 common shares valued at \$24,304 for consulting fees.
- Incurred exploration and evaluation asset expenditures of \$66,417 through accounts payable and accrued liabilities.

12. SEGMENTED INFORMATION

The Company's one reportable operating segment is the acquisition and exploration of mineral properties. The Company's non-current assets by geographic area are as follows:

	September 30, 2020	December 31, 2019
Canada	\$ -	\$ -
USA	<u>4,459,410</u>	<u>3,665,642</u>
	<u>\$ 4,459,410</u>	<u>\$ 3,665,642</u>

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13. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

Fair value estimates of financial instruments are made at a specific point in time, based on relevant information about financial markets and specific financial instruments. As these estimates are subjective in nature, involving uncertainties and matters of significant judgment, they cannot be determined with precision. Changes in assumptions can significantly affect estimated fair values.

The significance of inputs used in making fair value measurements are examined and classified according to a fair value hierarchy. Fair values of assets and liabilities included in Level 1 are determined by reference to quoted market prices in active markets for identical assets and liabilities. Assets and liabilities in Level 2 include valuations using inputs other than quoted prices for which all significant outputs are observable, either directly or indirectly, and are based in valuation models and techniques where the inputs are derived from quoted indices. Level 3 valuations are based on inputs that are unobservable and significant to the overall fair value measurement.

Cash and marketable securities are carried at fair value using a Level 1 fair value measurement. The carrying value of receivables, due to/from related parties and accounts payable and accrued liabilities approximate their fair value because of the short-term nature of these instruments.

Financial risk factors

The Company's risk exposures and the impact on the Company's financial instruments are summarized below:

Credit risk

Credit risk is the risk of loss associated with a counter-party's inability to fulfill its payment obligations. The Company's credit risk is primarily attributable to cash and receivables. Management believes that the credit risk concentration with respect to financial instruments included in receivables is remote because these instruments are due primarily from government agencies.

Liquidity risk

The Company's approach to managing liquidity risk is to ensure that it will have sufficient liquidity to meet liabilities when they come due. As at September 30, 2020, the Company had a cash balance of \$1,463,364 (December 31, 2019 - \$1,518,637) to settle current liabilities of \$115,780 (December 31, 2019 - \$87,417). All of the Company's financial liabilities are subject to normal trade terms.

Market risk

Market risk is the risk of loss that may arise from changes in market factors such as interest rates, foreign exchange rates, and commodity and equity prices. These fluctuations may be significant.

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13. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (cont'd...)

Financial risk factors (cont'd...)

(a) Interest rate risk

The Company has cash balances held with financial institutions. The Company's current policy is to invest excess cash in guaranteed investment certificates issued by its banking institutions. The Company periodically monitors the investments it makes and is satisfied with the credit ratings of its banks. In addition to cash and interest-bearing deposits with banks of \$761,471 (December 31, 2019 - \$716,417) as of September 30, 2020, the Company has \$700,000 (December 31, 2019 - \$800,000) in interest-bearing investment-grade guaranteed investment certificates with accrued interest of \$1,893 (December 31, 2019 - \$2,220). A 1% change in interest rates would have an effect of \$7,000 (December 31, 2019 - \$8,000) on interest income.

(b) Foreign currency risk

The Company is exposed to foreign currency risk on fluctuations related to cash, receivables and accounts payable and accrued liabilities that are denominated in United States Dollars. The Company periodically monitors the investments it makes and is satisfied with the credit ratings of its banks. In addition to cash in US bank accounts of \$12,821 (December 31, 2019 - \$181,253) as of September 30, 2020, the Company has \$99,855 (December 31, 2019 - \$48,713) in liabilities to US payees. A 1% change in foreign exchange rates would have an effect of \$870 (December 31, 2019 - \$1,325) on foreign currency.

(c) Price risk

The Company is exposed to price risk with respect to commodity and equity prices. Equity price risk is defined as the potential adverse impact on the Company's earnings due to movements in individual equity prices or general movements in the level of the stock market. 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 of gold and other precious and base metals, individual equity movements, and the stock market to determine the appropriate course of action to be taken by the Company. Fluctuations in pricing may be significant.

14. CAPITAL MANAGEMENT

The Company manages its capital structure and makes adjustments to it, based on the funds available to the Company, in order to support the acquisition and exploration of mineral properties. The Board of Directors does not establish quantitative return on capital criteria for management, but rather relies on the expertise of the Company's management to sustain future development of the business. The Company defines capital that it manages as shareholders' equity.

The properties in which the Company currently has an interest are in the exploration stage; as such the Company has historically relied on the equity markets to fund its activities. The Company will continue to assess new properties and seek to acquire an interest in additional properties if it feels there is sufficient geologic or economic potential and if it has adequate financial resources to do so.

Management reviews its capital management approach on an ongoing basis and believes that this approach, given the relative size of the Company, is reasonable.

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15. SUBSEQUENT EVENTS

Exercise of stock options and warrants

The Company issued 3,289,270 common shares pursuant to the exercise of warrants and received proceeds of \$996,277.

The Company issued 125,000 common shares pursuant to the exercise of options and received proceeds of \$25,500.

Amendment to White Pine Claims, Nevada, USA (Spur) agreement

The Company amended its 2017 earn-in option agreement with Pasinex Resources Limited. The amendment extends the deadline to complete the conditions to earn an initial 51% interest in the Spur (Gunman Project) to December 31, 2022 and extends the deadline to complete the conditions to earn an additional 29% interest to December 31, 2024. As a condition precedent for the effectiveness of the agreement and as a binding and unconditional material obligation, Pasinex shall incur a minimum of USD\$200,000 in exploration expenditures on or before December 31, 2021 and pay the Company USD\$15,000 by December 1, 2020.