



Annual Consolidated Financial Statements
for the three month and twelve month periods ended December 31, 2017

INDEPENDENT AUDITORS' REPORT

To the Shareholders of Gamehost Inc.:

We have audited the accompanying consolidated financial statements of Gamehost Inc., which comprise the consolidated statements of financial position as at December 31, 2017 and December 31, 2016, the consolidated statements of profit and comprehensive income, changes in equity and cash flows for the years then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained in our audits is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of Gamehost Inc. as at December 31, 2017 and December 31, 2016, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with International Financial Reporting Standards.

Pivotal LLP

Red Deer County, Alberta
March 13, 2018

Chartered Professional Accountants

Consolidated Statements of Profit and Comprehensive Profit

In Canadian dollars (millions except
per share figures)

Note

		<i>(audited)</i>		<i>(unaudited)</i>	
		twelve months ended December 31		three months ended December 31	
		2017	2016	2017	2016
Operating revenue	6	\$ 68.2	\$ 67.3	\$ 17.7	\$ 17.4
Cost of sales					
Other	5, 19	(37.2)	(37.3)	(9.6)	(9.7)
Depreciation	14	(1.8)	(2.0)	(0.4)	(0.5)
		(39.0)	(39.3)	(10.0)	(10.2)
Gross profit		29.2	28.0	7.7	7.2
Other income	7	0.2	1.8	-	-
Administrative expenses					
Other	8, 19	(3.0)	(3.1)	(0.7)	(0.7)
Depreciation	14	(1.3)	(1.4)	(0.3)	(0.4)
		(4.3)	(4.5)	(1.0)	(1.1)
Profit from operating activities		25.1	25.3	6.7	6.1
Net finance costs	9	(1.1)	(1.0)	(0.2)	(0.3)
Profit before income taxes		24.0	24.3	6.5	5.8
Income tax expense	10	(6.2)	(7.0)	(1.7)	(1.2)
Profit and comprehensive profit		17.8	17.3	4.8	4.6
Profit and comprehensive profit attributable to:					
Shareholders		16.7	16.2	4.5	4.4
Non-controlling interest		1.1	1.1	0.3	0.2
		17.8	17.3	4.8	4.6
Earnings per share	11				
Basic and fully diluted		\$ 0.68	\$ 0.66	\$ 0.18	\$ 0.18
Weighted average number of common shares outstanding	11				
Basic		24.7	24.7	24.7	24.7
Fully diluted		24.7	24.7	24.7	24.7

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

Consolidated Statements of Financial Position

<i>In Canadian dollars (millions)</i>	<i>Note</i>	<i>(audited)</i>	<i>(audited)</i>
		December 31, 2017	December 31, 2016
Assets			
Current assets			
Cash		\$ 14.6	\$ 14.7
Restricted cash	12	0.9	0.7
Trade and other receivables		2.6	1.7
Inventories	13	0.6	0.6
Prepaid expenses		0.4	0.5
Income tax recoverable	10	-	0.7
		19.1	18.9
Non-current assets			
Other receivables	24	-	0.1
Property, plant and equipment	14	65.3	68.0
Intangible assets	15	76.9	76.9
Investment property	16	2.8	2.8
		145.0	147.8
		\$ 164.1	\$ 166.7
Liabilities			
Current liabilities			
Trade and other payables	12	\$ 4.5	\$ 3.8
Loans and borrowings	17	9.8	11.8
Dividends payable	18	1.4	1.4
		15.7	17.0
Non-current liabilities			
Loans and borrowings	17	16.0	18.0
Deferred tax liabilities	10	8.4	7.4
		24.4	25.4
		40.1	42.4
Equity	18		
Share capital		169.3	169.3
Deficit		(53.3)	(53.0)
Equity attributable to Shareholders		116.0	116.3
Non-controlling interest		8.0	8.0
		124.0	124.3
		\$ 164.1	\$ 166.7

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

On behalf of the Board:

(signed, David J. Will)

David J. Will, Director

(signed, Darcy J. Will)

Darcy J. Will, Director

Consolidated Statements of Changes in Equity

In Canadian dollars (millions)

Note

(audited)

		Share capital	Deficit	Total	Non- controlling interest	Total equity
Equity as at January 1, 2016		\$ 169.3	\$ (50.2)	\$ 119.1	\$ 8.1	\$ 127.2
Profit and comprehensive profit		-	16.2	16.2	1.1	17.3
Dividends to shareholders of the Company	18	-	(19.0)	(19.0)	-	(19.0)
Distributions to non-controlling interest		-	-	-	(1.2)	(1.2)
Equity as at January 1, 2017		\$ 169.3	\$ (53.0)	\$ 116.3	\$ 8.0	\$ 124.3
Profit and comprehensive profit		-	16.7	16.7	1.1	17.8
Dividends to shareholders of the Company	18	-	(17.0)	(17.0)	-	(17.0)
Distributions to non-controlling interest		-	-	-	(1.1)	(1.1)
Equity as at December 31, 2017		\$ 169.3	\$ (53.3)	\$ 116.0	\$ 8.0	\$ 124.0

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

Consolidated Statements of Cash Flows

In Canadian dollars (millions)

Note

In Canadian dollars (millions)	Note	(audited)		(unaudited)	
		twelve months ended December 31		three months ended December 31	
		2017	2016	2017	2016
Cash provided by (used in):					
Operating activities					
Profit and comprehensive profit		\$ 17.8	\$ 17.3	\$ 4.8	\$ 4.6
Adjustments for:					
Depreciation of property, plant and equipment	14	3.1	3.4	0.7	0.9
Finance costs	9	1.2	1.1	0.2	0.3
Income tax expense	10	6.2	7.0	1.7	1.2
		28.3	28.8	7.4	7.0
Change in:					
Non-cash working capital:					
Trade and other receivables		(0.9)	(0.4)	(0.4)	(0.1)
Inventories		-	0.1	-	-
Prepaid expenses		0.1	(0.1)	0.3	0.3
Trade and other payables	12	0.4	0.3	0.3	0.5
Finance costs paid		(1.1)	(1.1)	(0.3)	(0.3)
Income taxes paid		(4.5)	(8.4)	(1.0)	(1.9)
Net cash provided by operating activities		22.3	19.2	6.3	5.5
Investing activities					
Purchase of property, plant and equipment	14	(0.4)	(0.4)	(0.2)	(0.1)
Payments on other receivables		0.1	0.1	-	-
Net cash used in investing activities		(0.3)	(0.3)	(0.2)	(0.1)
Financing activities					
Proceeds of loans and borrowings		6.6	12.7	1.6	2.8
Payments on loans and borrowings		(10.6)	(12.1)	(2.8)	(2.9)
Distributions to non-controlling interest		(1.1)	(1.2)	(0.3)	(0.3)
Dividends paid	18	(17.0)	(19.4)	(4.3)	(4.3)
Net cash used in financing activities		(22.1)	(20.0)	(5.8)	(4.7)
Net increase (decrease) in cash		(0.1)	(1.1)	0.3	0.7
Opening cash		14.7	15.8	14.3	14.0
Closing cash		\$ 14.6	\$ 14.7	\$ 14.6	\$ 14.7

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

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

1 Reporting entity

Gamehost Inc. (the "Company") is incorporated in Canada under the Business Corporations Act (Alberta). The Company's shares are listed on the Toronto Stock Exchange (the "TSX") under the trading symbol GH. The address of the Company's registered office is 1400, 350 – 7th Avenue SW Calgary, Alberta T2P 3N9. These consolidated financial statements of the Company as at and for the twelve months ended December 31, 2017 (the "Year") are comprised of the Company, its wholly owned subsidiary Gamehost Limited Partnership and its 91% controlling interest in Deerfoot Inn & Casino Inc. The Company currently operates only in the Province of Alberta, Canada. Operations include the Deerfoot Inn & Casino ("Deerfoot") in Calgary, Boomtown Casino ("Boomtown") in Fort McMurray, the Great Northern Casino ("Great Northern") in Grande Prairie and Service Plus Inns & Suites ("Service Plus"), a limited service hotel, also located in Grande Prairie. As a complement to the hotel, the Company owns a retail complex (the "Strip Mall") that leases space to a full service restaurant operation and pub. Gaming operations of the Company are controlled by the Alberta Gaming and Liquor Commission (the "AGLC") including Company owned table games and government owned slot machines, video lottery terminals and lottery ticket outlets. Hotel operations of the Company include full and limited service hotels, and banquet and convention services. Food, beverages and entertainment are offered at each of the Company's casino locations.

2 Basis of presentation

(a) Statement of compliance and authorization of consolidated financial statements

These consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS"), as issued by the International Accounting Standards Board ("IASB").

The policies applied in these consolidated financial statements are based on IFRS issued and effective December 31, 2017. These consolidated financial statements were authorized for issue by the Board of Directors on March 13, 2018.

(b) Basis of measurement

These consolidated financial statements have been prepared on historical cost basis except for investment property in the statement of financial position, which is measured at fair value.

(c) Functional and presentation currency

These consolidated financial statements are presented in Canadian dollars, which is the Company's functional currency. Unless otherwise noted, all figures are expressed in millions of dollars.

(d) Use of estimates and judgements

The preparation of the consolidated financial statements in conformity with IFRS requires management to make estimates, judgements and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses, and disclosures of contingent assets and liabilities. Actual results may differ materially from these estimates.

Estimates, judgements and assumptions are reviewed on an on-going basis and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Significant estimates used in the preparation of these consolidated financial statements include estimates and assumptions used in the determination of the useful lives of property, plant and equipment [note 3(e)], estimating and discounting of future cash flows for impairment testing [note 15] and the fair value of investment property [note 3(g)].

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

2 Basis of presentation (d) (cont.)

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognized in the consolidated financial statements is included in the note related to the impairment of financial and non-financial assets [note 3(i) i) and ii)].

3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these consolidated financial statements unless otherwise indicated.

(a) Basis of consolidation

i) Business combinations

The Company applies the acquisition method to account for business combinations. The Company measures goodwill at the acquisition date as the fair value of the consideration transferred including the recognized amount of any non-controlling interest in the acquiree, less the net recognized amount (generally fair value) of the identifiable assets acquired and liabilities assumed, all measured as of the acquisition date. When the excess is negative, a bargain purchase gain is recognized immediately in profit or loss.

The Company elects on a transaction-by-transaction basis whether to measure non-controlling interest at fair value, or at its proportionate share of the recognized amount of the identifiable net assets, at the acquisition date. Transaction costs that the Company incurs in connection with a business combination, other than those associated with the issue of debt or equity securities, are expensed as incurred.

ii) Subsidiaries

Subsidiaries are entities controlled by the Company. The financial statements of the subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

Losses applicable to the non-controlling interest in a subsidiary are allocated to the non-controlling interest even if doing so causes the non-controlling interest to have a deficit balance.

The accounting policies of subsidiaries have been changed when necessary to align them with policies adopted by the Company.

iii) Acquisition of non-controlling interest

Acquisition of non-controlling interests are accounted for as transactions with equity holders in their capacity as equity holders. Therefore, no goodwill is recognized as a result of such transactions.

iv) Transactions eliminated on consolidation

Intra-company balances and transactions, and any unrealized income and expenses arising from intra-company transactions, are eliminated in preparing the consolidated financial statements.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

3 Significant accounting policies (cont.)

(b) Financial instruments

The Company's financial assets and liabilities are classified into the following categories:

		Measurement
Financial asset/liability	Classification	Amortized Cost
Cash	Loans and receivables	✓
Trade and other receivables	Loans and receivables	✓
Trade and other payables	Other financial liabilities	✓
Loans and borrowings	Other financial liabilities	✓

The Company has not classified any of its financial assets as available-for-sale, held-to-maturity or fair value through profit or loss.

i) Non-derivative financial assets

The Company initially recognizes loans, receivables and deposits on the date that they are originated. All other financial assets are recognized initially on the trade date at which the Company becomes a party to the contractual provisions of the instrument.

The Company derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Company is recognized as a separate asset or liability.

The Company classifies its non-derivative financial assets in the loans and receivables category. Loans and receivables are financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are recognized initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, loans and receivables are measured at amortized cost using the effective interest method, less any impairment losses.

Loans and receivables are comprised of cash and trade and other receivables.

ii) Non-derivative financial liabilities

The Company initially recognizes debt securities issued and subordinated liabilities on the date that they are originated. All other financial liabilities (including liabilities designated at fair value through profit or loss) are recognized initially on the trade date at which the Company becomes a party to the contractual provisions of the instrument.

The Company derecognizes a financial liability when its contractual obligations are discharged, cancelled or expired.

The Company classifies its non-derivative financial liabilities in the other financial liabilities category. Other financial liabilities are initially recognized at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortized cost using the effective interest method.

Other financial liabilities are comprised of loans and borrowings and trade and other payables.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

3 Significant accounting policies (cont.)

iii) Financial liabilities at fair value through profit or loss

A financial liability is classified at fair value through profit or loss (FVTPL) if it is held for trading or if it is designated as FVTPL upon initial recognition. Upon initial recognition, attributable transaction costs are recognized in profit or loss as incurred. Financial liabilities at FVTPL are measured at fair value and changes therein are recognized in profit or loss.

iv) Share capital

Common shares are classified as equity. Incremental costs directly attributable to the issue of common shares are recognized as a deduction from equity, net of any tax effects.

(c) Cash

Cash includes cash on hand and balances with financial institutions. Cash balances with financial institutions earn interest at a rate of bank prime less 1.65%.

(d) Inventories

Inventories are measured at the lower of cost or net realizable value. The cost of inventories is based on the first-in, first-out method and includes expenditures incurred in acquiring the inventories and other costs incurred in bringing them to their existing location and condition. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

(e) Property, plant and equipment

i) Recognition and measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the assets to a working condition for their intended use, and borrowing costs on qualifying assets.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognized as a net amount in profit or loss.

ii) Subsequent costs

The cost of replacing a part of an item of property, plant and equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company, and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The costs of the day-to-day servicing of property, plant and equipment are recognized in profit or loss as incurred.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

3 Significant accounting policies (e) (cont.)

iii) Depreciation

Depreciation is the systematic allocation of the depreciable amount of an asset over its useful life. Depreciable amount is the cost of an asset, or other amount substituted for cost, less its residual value.

Depreciation is recognized in profit or loss on a declining or straight-line basis, over the estimated useful lives of each part of an item of property, plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

The estimated useful lives for the current and comparative years are as follows:

Land Improvements	2% straight line
Buildings	4% to 5% declining balance
Building - carpet	20% straight line
Leaseholds	5 to 10 years straight line
Furniture, fixtures and equipment	20% to 100% declining balance

Depreciation methods, useful lives and residual values are reviewed at each financial year end and adjusted if appropriate.

(f) Intangible assets

Goodwill

Goodwill that arises upon the acquisition of subsidiaries is included in intangible assets. See [note 3(a) i)] for the policy on measurement of goodwill at initial recognition. Following initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is reviewed annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired, see [note 3(i) ii)].

Licenses

Licenses are issued by the AGLC and allow for the operation of government owned slot machines, video lottery terminals and lottery ticket kiosks as well as private operator owned table games in private operator facilities. While licenses are renewable every six years, the Company has estimated them to have an indefinite life. They are measured at cost less accumulated impairment losses.

(g) Investment property

Investment property is property held either to earn rental income or capital appreciation or both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment property is measured at fair value with any change therein recognized in profit or loss.

When the use of a property changes such that it is reclassified as property, plant and equipment, the fair value at the date of reclassification becomes its cost for subsequent accounting.

The Company's Strip Mall has been classified as investment property.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

3 Significant accounting policies (cont.)

(h) Leases

Leases in which the Company assumes substantially all the risks and rewards of ownership are classified as finance leases. Upon initial recognition, the leased asset is measured at an amount equal to the lower of its fair value and the present value of the minimum lease payments. Subsequent to initial recognition, the asset is accounted for in accordance with the accounting policy applicable to that asset.

Minimum lease payments made under finance leases are apportioned between the finance expense and the reduction of the outstanding liability. The finance expense is allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability.

Other leases are operating leases and are not recognized in the Company's statement of financial position. Payments made under operating leases are recognized in profit or loss on a straight-line basis over the term of the lease.

(i) Impairment

i) Financial Assets (including loans and receivables)

A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

Objective evidence that financial assets are impaired can include default or delinquency by a debtor, restructuring of an amount due to the Company on terms that the Company would not consider otherwise, indications that a debtor or issuer will enter bankruptcy, or the disappearance of an active market for a security. In addition, for an investment in an equity security, a significant or prolonged decline in fair value below cost is objective evidence of impairment.

The Company considers evidence of impairment for receivables at both a specific asset and collective level. All individually significant receivables are assessed for specific impairment. All individually significant receivables found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet identified. Receivables that are not individually significant are collectively assessed for impairment by grouping together receivables with similar risk characteristics.

In assessing collective impairment, the Company uses historical trends of the probability of default, timing of recoveries and the amount of loss incurred, adjusted for management's judgement as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested by historical trends.

An impairment loss in respect of a financial asset measured at amortized cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. Losses are recognized in profit or loss and reflected in an allowance account against receivables. Interest on the impaired asset continues to be recognized through the unwinding of the discount. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

ii) Non-financial assets

The carrying amounts of the Company's non-financial assets, other than inventories and deferred tax assets are reviewed at each reporting date to determine whether there are any indicators of impairment. If any such indicators exists, then the asset's recoverable amount is estimated. For goodwill and intangible assets that have indefinite useful lives, the recoverable amount is estimated each year at the same time or more frequently if indicators of impairment exists.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

3 Significant accounting policies (i) ii) (cont.)

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. 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. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit", or "CGU"). For the purposes of goodwill impairment testing, goodwill acquired in a business combination is allocated to the CGU, or the group of CGUs, that is expected to benefit from the synergies of the combination. This allocation is subject to an operating segment ceiling test and reflects the lowest level at which that goodwill is monitored for internal reporting purposes.

The Company's corporate assets do not generate separate cash inflows and are utilized by more than one CGU. Corporate assets are allocated to CGUs on a reasonable and consistent basis and tested for impairment as part of the testing of the CGU to which the corporate asset is allocated.

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss. Impairment losses recognized in respect of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the CGU (or group of CGUs), and then to reduce the carrying amounts of the other assets in the CGU (or group of CGUs) on a *pro rata* basis.

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognized in prior periods are assessed at each reporting date for any indicators that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

iii) Investment property

Investment property is measured at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The fair value hierarchy categorizes into three levels the inputs to valuation techniques used to measure fair value. The fair value hierarchy gives the highest priority to quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1 inputs), and the lowest priority to unobservable inputs (Level 3 inputs).

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly such as derived from prices.
- Level 3 inputs are unobservable inputs for the asset or liability.

(j) Income taxes

Income tax expense is comprised of current income tax and deferred income tax. Current income tax and deferred income tax are recognized in profit or loss except to the extent that it relates to a business combination, or items recognized directly in equity or in other comprehensive income.

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

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

3 Significant accounting policies (j) (cont.)

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

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

(k) Employee benefits

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognized as an employee benefit expense in profit or loss in the year during which services are rendered by employees. The Canada Pension Plan corresponds to a defined contribution plan.

A liability is recognized for the amount expected to be paid under short term cash bonus if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

(l) Provisions

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

(m) Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received. The Company assesses its revenue arrangements against specific criteria in order to determine if it is acting as the principal or agent. The following specific recognition criteria must also be met before revenue is recognized:

i) Gaming operations

Revenues from gaming operations consist of the Company's share of the gaming wins net of prizes paid pursuant to its operating agreement with AGLC and are recognized in profit or loss in the same period in which the game is played. Related operating costs are recorded in profit or loss in the period they are incurred.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

3 Significant accounting policies (m) (cont.)

ii) Hotel operations

Revenues from hotel operations are recognized in profit or loss when services are rendered to customers, when the selling price is fixed or determinable, and when collection is reasonably assured. Related operating costs are recorded in profit or loss in the period they are incurred.

iii) Food and beverage operations

Revenues from food and beverage sales are recognized in profit or loss when services are rendered to customers, when the selling price is fixed and determinable, and when collection is reasonably assured. Related operating costs are recorded in profit or loss in the period they are incurred.

In certain locations, food and beverage sales are commission based. When the Company acts in the capacity of an agent rather than as the principal in a transaction, the revenue recognized is the net amount of commissions earned by the Company.

iv) Investment property

Revenues from investment property are recognized in profit or loss per the terms and conditions stipulated in lease agreements with tenants and when lease payments are reasonably assured. Related operating costs are recorded in profit or loss in the period they are incurred.

(n) Finance income and finance costs

Finance income comprises interest income on funds on deposit. Interest income is recognized as it accrues in profit or loss, using the effective interest method.

Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions, changes in the fair value of financial liabilities at fair value through profit or loss, and impairment losses recognized on financial assets.

Borrowing costs that are not directly attributable to the acquisition, construction, or production of a qualifying asset are recognized in profit or loss using the effective interest method.

(o) Foreign currency

Foreign currency transactions are recorded at the exchange rate on the date of transaction. Foreign exchange gains and losses resulting from the settlement of such transactions, and from the retranslation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies, are recognised in profit and loss account on a net basis.

(p) Earnings per share

The Company presents basic and diluted earnings per share ("EPS") data for its common shares. Basic EPS is calculated by dividing the profit or loss attributable to common shareholders of the Company by the weighted average of common shares outstanding during the period, adjusted for own shares held. Diluted EPS is determined by adjusting the profit or loss attributable to common shareholders, and the weighted average number of common shares outstanding for the effects of all dilutive potential common shares.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

3 Significant accounting policies (cont.)

(q) Standards, amendments, and interpretations, effective and applied

The Company has applied the following amended standards, effective January 1, 2017. Changes were made in accordance with applicable transitional provisions. Application of the amendments have had no impact on the Company's consolidated financial statements.

- IAS 7 - Statement of Cash Flows - amended to improve clarity for statement readers about an entity's financing activities.
- IAS 12 - Income Taxes - amended to clarify when a deferred tax asset should be recognised for unrealized losses.

(r) Standards, amendments, and interpretations, not yet effective or applied

Standards and amendments to standards and interpretations that are not yet effective for the year ended December 31, 2017 have not been applied in preparing these consolidated financial statements but are described below. For those standards where earlier application is permitted, the Company expects to apply the changes at the effective date.

- IAS 40 - Investment Property - amended to clarify that a property should be transferred to, or from, investment property, only when there is a change in use, and further clarifies the circumstances when a change in use has occurred. It is effective for annual periods beginning on or after January 1, 2018. Earlier application is permitted.
- IFRIC 22 - Foreign Currency Transactions and Advance Consideration - issued to clarify the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense, or income, and further clarifies that multiple payments or receipts give rise to separate transaction dates. It is effective for annual periods beginning on or after January 1, 2018. Earlier application is permitted.
- IFRS 9 - Financial Instruments (replaces IAS 39) - addresses the classification and measurement requirements of financial assets and liabilities. It is intended to improve transparency in the disclosure of expected credit losses. It is effective for annual periods beginning on or after January 1, 2018, and is to be applied retrospectively. The standard will not have a material impact on the Company's consolidated financial statements.
- IFRS 15 - Revenue from Contracts with Customers (replaces IAS 11 and IAS 18) - provides a single and comprehensive framework for recognizing revenue from contracts with customers. It does not apply to leases, financial instruments or insurance contracts. It is effective for annual periods beginning on or after January 1, 2018 and is to be applied retrospectively. Earlier application is permitted. The standard will not have a material impact on the Company's consolidated financial statements.
- IFRS 16 - Leases (replaces IAS 17) - specifies how to recognise, measure, present, and disclose leases. The standard is substantially unchanged from IAS 17. Lessor accounting is largely un-impacted. The new standard, however, requires lessees to recognize assets and liabilities for all leases, unless the lease term is 12 months or less or the underlying asset has a low value. The Company has operating lease commitments for which the presentation will change. Property, plant and equipment will increase as will current and long-term lease liability amounts on the Consolidated Statements of Financial Position. The presentation of lease expenses on the Consolidated Statements of Comprehensive Income currently reported in "Cost of sales - other" and "Administrative expenses - other" will change to "Cost of sales - depreciation" and "Net financing costs." Reductions in the lessee's principal obligations will result in higher "Net cash provided by operating activities," offset by equally higher amounts of "Net cash used in financing activities." The standard is effective for annual periods beginning on or after January 1, 2019. The Company has not yet estimated the quantitative impact of the new standard.

Management is currently assessing the impact of the above future accounting changes on the Company's consolidated financial statements.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

3 Significant accounting policies (cont.)

(s) Segment reporting

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Company's other components. Operating results of each segment for which discrete financial information is available are reviewed regularly by the Company's Chief Operating Officer ("COO"), to make decisions about resources to be allocated to the segment and assess its performance.

Segment results that are reported to the COO include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly corporate assets (primarily the Company's headquarters), and income tax assets and liabilities.

Segment capital expenditure is the total cost incurred during the Year to acquire property, plant and equipment, and intangible assets other than goodwill.

4 Operating segments

The Company's reportable segments are strategic business units that offer different services. They are managed separately because of their unique operational and marketing requirements. Each segment complements the other segments, but is managed separately. The Gaming segment includes three casinos offering slot, VLT, lottery and table games. The Hotel segment includes two hotels catering to mid-range clients. The Food and Beverage segment has operations that are located within the casinos and hotels as a complement to those segments.

twelve months ended December 31, 2017	Gaming	Hotel	Food & Beverage	Corporate and Other ¹	Total
Operating revenue and other income	42.0	11.2	14.9	0.3	68.4
Net finance costs	(0.4)	(0.5)	(0.2)	-	(1.1)
Depreciation	(1.1)	(1.4)	(0.6)	-	(3.1)
Other cost of sales and administrative expenses	(19.1)	(5.8)	(11.1)	(4.2)	(40.2)
Profit (loss) before income taxes	21.4	3.5	3.0	(3.9)	24.0
Segment assets	75.1	61.2	24.6	3.2	164.1
Segment liabilities	11.0	13.4	5.7	10.0	40.1
Capital expenditures	0.2	0.1	0.1	-	0.4
twelve months ended December 31, 2016	Gaming	Hotel	Food & Beverage	Corporate and Other ¹	Total
Operating revenue and other income	42.8	10.5	15.5	0.3	69.1
Net finance (costs) income	(0.4)	(0.5)	(0.2)	0.1	(1.0)
Depreciation	(1.3)	(1.5)	(0.6)	-	(3.4)
Other cost of sales and administrative expenses	(18.9)	(5.7)	(11.3)	(4.5)	(40.4)
Profit (loss) before income taxes	22.2	2.8	3.4	(4.1)	24.3
Segment assets	76.4	61.6	24.8	3.9	166.7
Segment liabilities	12.0	15.2	6.3	8.9	42.4
Capital expenditures	0.2	0.1	0.1	-	0.4

(in millions of dollars unless stated otherwise)

¹ Corporate and Other consists of revenues and expenses which are not allocated to operating segments and do not meet the definition of an operating segment on their own.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

5 Cost of sales by nature

	twelve months ended December 31		three months ended December 31	
	2017	2016	2017	2016
Cost of sales - Other				
Food and beverage inventory used	3.9	4.0	1.2	1.1
Human resources [note 5 (a)]	18.9	18.9	4.9	5.0
Marketing & promotions	3.2	3.2	0.8	0.8
Operating	8.9	8.8	2.2	2.4
Direct overhead and other	2.3	2.4	0.5	0.4
	37.2	37.3	9.6	9.7

(in millions of dollars unless stated otherwise)

5(a) Human resources

	twelve months ended December 31		three months ended December 31	
	2017	2016	2017	2016
Human resources				
Wages and salaries	16.6	16.6	4.3	4.4
Canada pension plan remittances	0.6	0.7	0.2	0.2
Employment insurance remittances	0.5	0.4	0.1	0.1
Other human resource related expenses	1.2	1.2	0.3	0.3
	18.9	18.9	4.9	5.0

(in millions of dollars unless stated otherwise)

The Company does not have a defined benefit plan obligation. Employee benefits are limited to those under the Canada Pension Plan ("CPP"), for which the Company makes regular contributions with each payroll period. In addition to contributions to CPP, the Company also has an employee Health Spending Plan ("HSP"). Benefits under this plan are limited to fixed annual Company contributions, which if not used for allowable medical expenses as defined by the Canada Revenue Agency, are paid out as taxable income to the employee.

6 Operating revenue

	twelve months ended December 31		three months ended December 31	
	2017	2016	2017	2016
Revenue				
Sale of goods	14.9	15.5	2.4	3.0
Rendering of services	53.3	51.8	15.3	14.4
	68.2	67.3	17.7	17.4

(in millions of dollars unless stated otherwise)

The sale of goods primarily relates to food and beverage revenues with all other revenues being service related.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

7 Other income

	twelve months ended December 31		three months ended December 31	
Other income	2017	2016	2017	2016
Net profits from investment property	0.2	0.2	-	-
Insurance proceeds	-	2.6	-	-
Continuing and extra expenses	-	(1.0)	-	-
Other income	0.2	1.8	-	-

(in millions of dollars unless stated otherwise)

8 Administrative expenses - by nature

	twelve months ended December 31		three months ended December 31	
Administrative expenses - Other	2017	2016	2017	2016
Corporate salaries	0.4	0.5	0.1	0.1
Management fees	1.8	1.8	0.5	0.4
Legal and other professional fees	0.2	0.2	-	-
General and other	0.6	0.6	0.1	0.2
	3.0	3.1	0.7	0.7

(in millions of dollars unless stated otherwise)

9 Net finance costs

	twelve months ended December 31		three months ended December 31	
Net finance costs recognized in profit or loss	2017	2016	2017	2016
Interest income on bank deposits	0.1	0.1	-	-
Finance income	0.1	0.1	-	-
Interest on term loans	1.2	1.1	0.2	0.3
Finance costs	1.2	1.1	0.2	0.3
Net finance costs recognized in profit	1.1	1.0	0.2	0.3

(in millions of dollars unless stated otherwise)

10 Income tax expense

Current income tax

twelve months ended December 31	2017	2016
Current tax expense	5.2	7.3
Deferred tax expense (recovery)		
Origination and reversal of temporary differences	1.0	(0.3)
Changes in future enacted tax rates	-	-
Income tax expense	6.2	7.0

(in millions of dollars unless stated otherwise)

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

10 Income tax expense (cont.)

Reconciliation of effective tax rate

Actual income tax expense differs from the expected income tax expense that would have been computed by applying the statutory income tax rate to profit before income taxes for the following reasons:

twelve months ended December 31	2017	2016
Profit attributable to Shareholders before income taxes	22.9	23.2
Income tax using Company's domestic tax rate	27.00%	27.00%
Expected income tax expense	6.2	6.3
Adjustments in determining income tax expense		
Effect of changes in temporary differences	-	0.7
Income tax expense	6.2	7.0

(in millions of dollars unless stated otherwise)

Substantially enacted tax laws, as they relate to the Company's liability for current and deferred taxes, have been factored into the determination of reported taxes. Income tax instalments made during the year approximate taxes payable.

Deferred income tax

a) Recognized deferred tax assets and liabilities

The income tax effects of temporary differences that give rise to significant portions of the deferred tax liabilities are presented below:

December 31	Assets	2017 Liabilities	Net	Assets	2016 Liabilities	Net
Deferred partnership income	-	-	-	-	1.1	1.1
Intangible assets	-	(7.1)	(7.1)	-	(7.0)	(7.0)
Property, plant and equipment	-	(1.3)	(1.3)	-	(1.5)	(1.5)
Deferred tax assets (liabilities)	-	(8.4)	(8.4)	-	(7.4)	(7.4)

(in millions of dollars unless stated otherwise)

b) Movement in deferred tax balances

twelve months ended December 31	Opening	2017 Recognized in profit	Closing	Opening	2016 Recognized in profit	Closing
Deferred partnership income	1.1	(1.1)	-	-	1.1	1.1
Intangible assets	(7.0)	(0.1)	(7.1)	(6.7)	(0.3)	(7.0)
Property, plant and equipment	(1.5)	0.2	(1.3)	(1.7)	0.2	(1.5)
Deferred tax assets (liabilities)	(7.4)	(1.0)	(8.4)	(8.4)	1.0	(7.4)

(in millions of dollars unless stated otherwise)

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

11 Earnings per share

Basic earnings per share

The calculation of basic earnings per share is based on the profit attributable to common shareholders and the weighted average number of common shares outstanding calculated as follows:

	twelve months ended December 31		three months ended December 31	
	2017	2016	2017	2016
Profit attributable to common shareholders				
Profit attributable to common shareholders	16.7	16.2	4.5	4.4
Weighted average number of common shares				
Opening balance of common shares	24.7	24.7	24.7	24.7
Weighted average common shares outstanding	24.7	24.7	24.7	24.7
Basic and diluted earnings per share	\$ 0.68	\$ 0.66	\$ 0.18	\$ 0.18

(in millions of dollars except per share figures)

12 Restricted cash

Restricted cash consists of progressive jackpot funds that have accumulated over time on specific progressive table games. Progressive jackpot funds are not available for use in general operations. Included in trade and other payables is \$0.9 million (\$0.7 million - 2016) relating to progressive jackpots.

13 Inventories

	December 31, 2017	December 31, 2016
Consumables	0.1	0.1
Product supplies	0.5	0.5
	0.6	0.6

(in millions of dollars unless stated otherwise)

Consumables consist of supplies that are used in daily operations including uniforms and cards. Product supplies include food, liquor and mix and other condiments used in the supply of food and beverages. During the Year, consumables and product supplies recognized as cost of sales amounted to \$4.2 million (\$4.3 million - 2016). No inventories were written down, and no reversals of previous write-downs occurred during the Year.

Notes to the consolidated financial statements

for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

14 Property, plant and equipment

	Land and other	Land Improvement	Buildings	Leaseholds	Furniture and equipment	Total
Cost						
At January 1, 2017	10.9	3.3	75.1	2.8	21.2	113.3
Additions	0.2	-	-	-	0.2	0.4
At December 31, 2017	11.1	3.3	75.1	2.8	21.4	113.7
Accumulated depreciation						
At January 1, 2017	-	0.8	24.1	2.7	17.7	45.3
Depreciation	-	-	2.3	-	0.8	3.1
At December 31, 2017	-	0.8	26.4	2.7	18.5	48.4
Carrying value at December 31, 2017	11.1	2.5	48.7	0.1	2.9	65.3

	Land and other	Land Improvement	Buildings	Leaseholds	Furniture and equipment	Total
Cost						
At January 1, 2016	10.9	3.3	75.0	2.8	20.9	112.9
Additions	-	-	0.1	-	0.3	0.4
At December 31, 2016	10.9	3.3	75.1	2.8	21.2	113.3
Accumulated depreciation						
At January 1, 2016	-	0.7	21.9	2.5	16.8	41.9
Depreciation	-	0.1	2.2	0.2	0.9	3.4
At December 31, 2016	-	0.8	24.1	2.7	17.7	45.3
Carrying value at December 31, 2016	10.9	2.5	51.0	0.1	3.5	68.0

(in millions of dollars unless stated otherwise)

Certain equipment and machines on premises of the Company have not been included in these financial statements. This equipment includes slot, VLT, and lottery equipment provided by and owned by AGLC, and certain equipment accounted for as operating leases.

15 Intangible assets

	December 31, 2017	December 31, 2016
Goodwill	57.9	57.9
Licences	19.0	19.0
	76.9	76.9

(in millions of dollars unless stated otherwise)

For the purpose of impairment testing, intangible assets are allocated to the Company's CGUs which represent the lowest level within the Company at which the intangible assets are monitored for internal management purposes, which is not higher than the Company's operating segments.

Goodwill and intangible assets with indefinite lives are tested annually for impairment. The recoverable amount of the Company's CGUs is based on fair value less costs to sell, estimated using discounted cash flows. The fair value measurement of the Company's CGUs have been categorized as Level 3 in the fair value hierarchy, as described in note 21, based on the inputs to the valuation techniques used.

The fair value less costs to sell recoverable amount for each CGU was estimated using the discounted cash flow method which included specific estimates of EBITDA for five years, and an application of a 1% growth rate to extrapolate cash flow projections beyond the five year period.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

15 Intangible assets (cont.)

The Company's cash flow projections incorporate estimates of annual gaming revenue, food and beverage, hotel and ancillary revenues, operating and administrative expenses, and capital maintenance expenditures. These estimates incorporate past experience and the company's current view of future activity.

The fair value measurements of the tested CGUs are categorized in Level 3 of the fair value hierarchy based on the inputs used in the valuation models. The calculations of the recoverable amounts for the tested CGUs are sensitive to several key assumptions as described below.

CGU	Key assumptions
Great Northern	Discount rate of 8.5%; Projected 5 year average annual EBITDA growth rate of 2.0%
Boomtown	Discount rate of 8.5%; Projected 5 year average annual EBITDA growth rate of 2.0%
Service Plus	Discount rate of 8.5%; Projected 5 year average annual EBITDA growth rate of 2.0%
Deerfoot Casino	Discount rate of 8.5%; Projected 5 year average annual EBITDA growth rate of 2.0%
Deerfoot Hotel	Discount rate of 8.5%; Projected 5 year average annual EBITDA growth rate of 2.0%

The costs to sell for each CGU were estimated at 5% of the fair value.

The carrying and recoverable amounts allocated to each CGU which indicate that no impairment exists are as follows:

CGU	December 31, 2017			December 31, 2016		
	Carrying Value	Recoverable Amount	Excess (Impairment)	Carrying Value	Recoverable Amount	Excess (Impairment)
Great Northern	40.2	41.8	1.6	40.6	41.8	1.2
Boomtown	19.3	61.7	42.4	18.9	61.7	42.8
Service Plus	6.7	18.4	11.7	6.4	18.4	12.0
Deerfoot Casino	50.3	75.5	25.2	52.2	75.5	23.3
Deerfoot Hotel	24.3	36.5	12.2	25.2	36.5	11.3
	140.8	233.9	93.1	143.3	233.9	90.6

(in millions of dollars unless stated otherwise)

16 Investment property

	2017	2016
Balance at January 1	2.8	2.8
Fair value adjustment	-	-
Balance at Dec 31	2.8	2.8

(in millions of dollars unless stated otherwise)

The Company classifies the Strip Mall as an investment property. This property is located in Grande Prairie and earns tenant lease income. There were no changes to the fair value of the investment property during the Year.

Notes to the consolidated financial statements

for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

17 Loans and borrowings

The Company has a demand term loan secured by land and buildings. The rate on this loan is 1.0% above the lender's prime lending rate. The Company is making blended monthly principal and interest payments on the loan, amortized over 10 years. A demand revolving credit line with an available limit of \$18.0 million is secured by the same assets, and requires interest only payments.

Deerfoot has a term loan secured by its land and buildings. The rate on the Deerfoot loan is 1.0% above the lender's prime lending rate. Deerfoot is making blended monthly principal and interest payments on the loan, amortized over 10 years.

	Maturity	December 31, 2017	December 31, 2016
Credit facilities available at face value			
Revolving credit line	2025	18.0	18.0
Term loan	2025	11.9	13.2
Deerfoot - term loan	2025	6.1	6.8
		36.0	38.0
Carrying value of borrowed amounts			
Current liabilities			
Revolving credit line		7.8	9.8
Term loan		1.3	1.3
Deerfoot - term loan		0.7	0.7
		9.8	11.8
Non-current liabilities			
Term loan		10.6	11.9
Deerfoot - term loan		5.4	6.1
		16.0	18.0
		25.8	29.8
Interest rate			
¹ Revolving credit Line		4.20% (P +1.00%)	3.70% (P +1.00%)
¹ Term loan		4.20% (P +1.00%)	3.70% (P +1.00%)
¹ Deerfoot - term loan		4.20% (P +1.00%)	3.70% (P +1.00%)

(in millions of dollars unless stated otherwise)

¹ Prime rate (P) at the end of the Year was 3.20%.

18 Equity

	twelve months ended December 31, 2017		twelve months ended December 31, 2016	
	Shares	\$'s	Shares	\$'s
Opening number of common shares	24.7	169.3	24.7	169.3
Ending number of common shares	24.7	169.3	24.7	169.3

(in millions)

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

18 Equity (cont.)

Normal course issuer bid(s)

On April 24, 2015 the Company commenced a normal course issuer bid (the "2015 Bid"). Pursuant to the 2015 Bid, Gamehost was authorized to purchase for cancellation up to a maximum of 1.3 million common shares, being equal to 10% of Gamehost's 'public float' outstanding on April 15, 2015. Notwithstanding the foregoing, pursuant to the rules of the TSX, Gamehost could not purchase more than 3,143 common shares in any one day, such amount being equal to 25% of the average daily trading volume for the six months ended March 31, 2015. No common shares were purchased under the 2015 Bid. The 2015 Bid terminated on April 23, 2016.

On April 25, 2016 the Company commenced a normal course issuer bid (the "2016 Bid"). Pursuant to the 2016 Bid, Gamehost was authorized to purchase for cancellation up to a maximum of 1.4 million common shares, being equal to 10% of Gamehost's "public float" outstanding on April 8, 2016. Notwithstanding the foregoing, pursuant to the rules of the TSX, Gamehost could not purchase more than 4,138 common shares in any one day, such amount being equal to 25% of the average daily trading volume for the six months ended March 31, 2016. No common shares were purchased under the 2016 Bid. The 2016 Bid terminated on April 24, 2017.

On April 25, 2017 the Company commenced a normal course issuer bid (the "2017 Bid"). Pursuant to the 2017 Bid, Gamehost is authorized to purchase for cancellation up to a maximum of 750,000 common shares, being equal to 5.1% of Gamehost's "public float" outstanding on April 7, 2017. Notwithstanding the foregoing, pursuant to the rules of the TSX, Gamehost may not purchase more than 3,176 common shares in any one day, such amount being equal to 25% of the average daily trading volume for the six months ended March 31, 2017. Common shares purchased under the 2017 Bid will be transacted in the open market only through the facilities of the TSX and any other Canadian marketplaces at market prices in effect on the date of trade. The 2017 Bid will terminate on April 24, 2018 or such earlier time as the 2017 Bid is completed or terminated at the option of the Company. There were 24,729,103 common shares issued and outstanding as at April 8, 2017. Of this amount, 14,675,000 common shares constitute the "public float," calculated in accordance with the rules of the TSX. No Shares were purchased under the 2017 Bid during the Year.

The Company did not have any options, warrants, or rights that would be potentially dilutive during the Year.

Common shares

Common shares of the Company have no par value. The Company is authorized to issue an unlimited number of common shares without nominal or par value to which shares shall be attached the right to vote at any meeting of shareholders of the Company, receive any dividend declared by the Company, and receive the remaining property of the Company upon dissolution.

Dividends

Dividends declared at Record Date	2017		2016	
	per Share	Dividends	per Share	Dividends
January	0.0575	1.4	0.0733	1.8
February	0.0575	1.4	0.0733	1.8
March	0.0575	1.4	0.0733	1.8
April	0.0575	1.4	0.0733	1.8
May	0.0575	1.4	0.0733	1.8
June	0.0575	1.5	0.0575	1.5
July	0.0575	1.4	0.0575	1.4
August	0.0575	1.4	0.0575	1.4
September	0.0575	1.5	0.0575	1.5
October	0.0575	1.4	0.0575	1.4
November	0.0575	1.4	0.0575	1.4
December	0.0575	1.4	0.0575	1.4
	0.6900	17.0	0.7690	19.0

(in millions of dollars unless stated otherwise)

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

18 Equity (cont.)

Dividends are considered "eligible" dividends for income tax purposes of the holder.

Other shares

The Company may cause to be issued unlimited numbers of shares or other securities, provided they do not rank ahead of the common shares of the Company as to dividends, voting rights, and other rights protected by the Limited Partnership Agreement.

19 Related party transactions

Related party transactions are measured at the exchange amount, which is the amount agreed to by the Company and the related parties. Related party balances are unsecured and non-interest bearing, with no specific terms of repayment.

The Company had related party transactions with David Will and Darcy Will and/or companies owned or controlled by David Will and/or Darcy Will collectively (the "Wills"). The Wills are key management personnel, directors of the Company, and significant shareholders. Together, the Wills control 35.6% of the outstanding common shares of the Company.

- The Company incurred \$1.3 million (\$1.4 million - 2016) in key management personnel compensation with the Wills for the Year which is included in administrative expenses. Compensation is in the form of short term employee benefits, director fees, management agreements, and a general partnership agreement. Management fees stipulated in management services agreements are based on a percentage of revenues and/or earnings before interest, taxes, depreciation and amortization.
 - A management services agreement between the Company and the Wills stipulates that the Wills are entitled to 1.5% of gross operating profit before interest, taxes, depreciation, amortization, and extraordinary items of the Company. These amounts are included in figures for key management personnel compensation.
 - The management services company engaged to perform the services referred to above is also the general partner of Gamehost Limited Partnership. The partnership agreement stipulates that the general partner is entitled to 0.01% of all cash distributions of the partnership. These amounts are included in figures for key management personnel compensation.
 - A management services agreement between Deerfoot and the Wills stipulates that the Wills are entitled to 1.5% of the gross revenues plus 2.0% of operational earnings before interest, taxes, depreciation, amortization, and extraordinary items of Deerfoot. These amounts are included in figures for key management personnel compensation.
- The Company incurred \$0.1 million (\$0.1 million – 2016) of charter aircraft rental expenses with Will Air Inc., a company controlled by the Wills, for the Year, which is included in administrative expenses.
- The Company incurred \$0.1 million (\$0.1 million – 2016) of office rent expenses for the Year which is included in administrative expenses. The Company has corporate office space leased from Darcy Co Holdings Ltd., a company wholly owned by Darcy Will. Deerfoot rents its head office space from DJ Will Holdings Limited, a company wholly owned by David Will.

The Company incurred \$0.1 million (\$0.1 million – 2016) of rental expenses for the Year which is included in cost of sales. The Company rents tractor trailer parking and storage space from Peace Country Hospitality Inc., a company controlled by the Wills together with the Company's Chief Operating Officer ("COO").

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

19 Related party transactions (cont.)

The Company incurred \$0.1 million (\$0.1 million – 2016) in directors fees during the Year paid to other directors of the Company which is included in administrative expenses.

The Company incurred \$0.2 million (\$0.1 million – 2016) of charter aircraft rental expenses during the Year with Noren Air Inc., a company controlled by the Company's COO, which is included in administrative expenses.

The Company incurred \$0.5 million (\$0.6 million – 2016) for the Year in key management personnel compensation paid to other officers or companies controlled by other officers of the Company, which is included in administrative expenses. Included in these figures are fees paid under an operational services agreement between the Company and the Company's COO for overseeing site operations of the Company.

20 Commitments

The Company has an 87.75% Contributing Interest Responsibility to Deerfoot for any capital funding requirements. All current capital requirements of Deerfoot have been satisfied. No capital was contributed during the Year.

The Company has certain other commitments for equipment, services, and premises rent under operating leases for which the future minimum payments are as follows:

Commitments						
	2018	2019	2020	2021	2022	Thereafter
Total	1.6	1.4	1.2	0.2	0.1	-

(in millions of dollars unless stated otherwise)

21 Determination of fair values

Some of the Company's accounting policies require the determination of fair value. Fair values have been determined for measurement and disclosure purposes as follows:

Non-financial assets

The Company's non-financial assets requiring impairment testing consist of property, plant and equipment [note 3(e)], and intangible assets [note 3(f)]. The Company's intangible assets consist of goodwill and licenses, both of which have indefinite lives. Non-financial assets have been grouped together in CGUs.

No events have occurred or are expected to occur that would change our assessment of the Company's determination of CGUs. Factors used in determination of the Company's CGUs, such as customer base and independent cash flows, remain consistent with the date of determination of the Company's CGUs [note 15].

There are no indicators of impairment in any of the Company's non-financial assets, and no impairment loss has been recorded or reversed during the Year.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

21 Determination of fair values (cont.)

Financial assets

The fair values of financial assets and liabilities, together with the carrying amounts shown in the statement of financial position, are as follows:

	December 31, 2017		December 31, 2016	
	Carrying amount	Fair value	Carrying amount	Fair value
Assets carried at amortized cost				
Cash	14.6	14.6	14.7	14.7
Restricted cash	0.9	0.9	0.7	0.7
Trade and other receivables	2.6	2.6	1.7	1.7
	18.1	18.1	17.1	17.1
Liabilities carried at amortized cost				
Trade and other payables	4.5	4.5	3.8	3.8
Loans and borrowings	25.9	25.9	29.8	29.8
	30.4	30.4	33.6	33.6

(in millions of dollars unless stated otherwise)

Valuation techniques

The carrying amounts of cash, restricted cash, accounts receivable, other receivables, accounts payable and accrued liabilities approximate their fair values due to their short term nature.

Investment property

The Company's only financial instrument measured at fair value is the investment property, which is categorized as Level 2 in the fair value hierarchy [note 3 (i) iii)]. The property was appraised by an external, independent valuation company in early 2010. The appraisal was completed by a representative of the valuation company with recognized professional qualifications and experience in the location and category of property being valued. The appraisal was based on market values, being the estimated amount for which the property could expect to be sold for on the date of the valuation to a willing buyer in an arm's length transaction after proper marketing where both the buyer and the seller had each acted knowledgeably and willingly. The property is 75% leased to a tenant operating a complimentary business to the Company's adjacent businesses which is considered the highest and best use of the property. Unleased space is being used by the Company for short term storage.

Loans and borrowings

Loans and borrowings consist of term debt including revolving debt and are accounted for at amortized cost, using the effective interest rate method. The fair value required to be disclosed is measured using current rates offered to the Company for similar debt with similar terms and risk profiles, and is therefore classified within Level 2 of the fair value hierarchy.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

22 Financial risk and capital management

Financial risk management

The Company is exposed to certain risks as a result of holding financial instruments including interest rate risk, credit risk, liquidity risk, foreign currency risk and industry risk.

Interest rate risk

The Company's interest rate risk arises primarily from its variable rate debt in the aggregate amount of \$25.8 million. The Company is paying interest at 4.2% on traditional bank term debt and revolving debt. A 1.0% increase in interest rates would have an unfavourable impact on earnings of \$0.3 million or \$0.01/common share on an annualized basis.

Credit risk

Credit risk arises from cash held with banks and credit exposure to customers. The Company's day-to-day commercial banking is with 'A' rated Canadian financial institutions. Day-to-day commercial banking is not concentrated with a single financial institution.

The Company, in the normal course of operations, monitors the financial condition of its customers and other receivables. The Company does not have significant exposure to any individual customer or counterparty.

Carrying amounts of accounts receivable are reduced on an account specific basis when appropriate by direct write-off to profit or loss in the period. At the end of the Year, past due accounts are insignificant.

Liquidity risk

Liquidity risk arises from excess financial obligations over available financial assets due at any point in time. The Company's objective in managing liquidity risk is to maintain sufficient, readily available reserves in order to meet on-going liquidity requirements.

Accounts payable, excluding accrued liabilities, are due in 90 days or less.

The Company's lender has scheduled monthly blended payments that will amortize the demand term loan balance by August 2025, and Deerfoot term loan balance by August 2025.

The AGLC requires all casinos to maintain a Minimum Continuing Net Working Capital Position ("MCNWCP"). The MCNWCP is a requirement for casino operations only. Additional working capital from non-casino operations and available debt facilities can be used to satisfy the requirement. The calculation of MCNWCP includes cash floats, restricted cash, one month's operating expenses, and one month's interest costs on debt facilities. The Company is in compliance with this requirement.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

22 Financial risk and capital management (cont.)

The following are the undiscounted contractual maturities of financial liabilities, including estimated interest payments:

As at December 31, 2017	Carrying amount	Contractual cash flows	1 year or less	years 2 to 5	More than 5 years
Trade and other payables	4.5	4.5	4.5	-	-
Term loans	18.0	21.1	2.8	11.2	7.1
Revolving credit facility	7.8	7.8	7.8	-	-
	30.3	33.4	15.1	11.2	7.1
As at December 31, 2016					
Trade and other payables	3.8	3.8	3.8	-	-
Term loans	20.0	23.4	2.7	10.8	9.9
Revolving credit facility	9.8	9.8	9.8	-	-
	33.6	37.0	16.3	10.8	9.9

(in millions of dollars unless stated otherwise)

Foreign currency risk

The Company's foreign currency risk arises primarily from the purchases of specialized goods and services in US dollars. While not significant, fluctuations in the exchange rate between the Canadian and US dollars result in exchange gains or losses. The Company mitigates foreign currency risk by purchasing US dollars when deterioration in exchange rates is expected. US currency is held in US dollar denominated bank accounts for this purpose.

Industry risk

The Company's operations are all located in Alberta, and to varying extents derive portions of their business income from corporate clients in the energy sector. As a result, the Company is exposed to some industry risk.

Capital management

The Company's primary objectives when managing capital are to safeguard the Company's ability to continue as a going concern, pay regular dividends to its shareholders, and to fund maintenance and growth expenditures.

The Company's capital is comprised of net debt and shareholder equity:

	December 31, 2017	December 31, 2016
Total debt including revolving loans	25.8	29.8
Less cash	(14.6)	(14.7)
Net debt	11.2	15.1
Total equity	124.0	124.3
	135.2	139.4

(in millions of dollars unless stated otherwise)

Current debt instruments will be maintained or eliminated to the extent they allow for repayment. All of the Company's traditional bank debt instruments allow for additional payments without penalty. Debt maintenance includes regular amortized monthly principal payments and intermittent payments on outstanding revolving debt instruments when surplus cash is available.

Notes to the consolidated financial statements
for the three and twelve month periods ended December 31, 2017 (audited, except three month figures)

22 Financial risk and capital management (cont.)

Larger scale expansions or acquisitions would be funded by debt or equity at the discretion of the directors of the Company.

The Company intends to repay existing non-revolving debt obligations over a period of time which will allow it to continue to pay regular dividends at the current monthly rate of \$0.0575 per common share. Current interest rates allow for scheduled amortization periods of 10 years in meeting dividend objectives.

The Company will use normal course issuer bid(s), to repurchase for cancellation, shares trading on the open market at prices below their inherent value.

Financing restrictions on dividends caused by debt covenants

The Company's revolving loans and term loans require the maintenance of certain financial covenants and conditions. Specifically, the Company must maintain a cash flow coverage ratio of not less than 1.25 to 1, the actual ratio being 3.3 to 1 at the end of the Year (2.7 to 1 - December 31, 2016), and a debt to tangible net worth ratio of not greater than 3.0 to 1, the actual ratio being 0.5 to 1 at the end of the Year (0.6 to 1 - December 31, 2016).

23 Deerfoot Joint Venture

The Company has a 91% controlling interest in Deerfoot Inn & Casino Inc., a joint venture formed for the construction and operation of Deerfoot. Decisions affecting Deerfoot require the consent of joint venturers holding a minimum 60% interest in Deerfoot. Deerfoot has one additional non-controlling interest ("NCI") holding the remaining 9%.

The NCI holds a Participating Interest which entitles it to 9% of the income, assets, liabilities and equity of Deerfoot. Distributions from Deerfoot, in any form, must conform to the Participating Interest held by each joint venturer.

The NCI has a Contributing Interest obligation to fund 12.25% of any capital requirements of Deerfoot that are not funded by operating cash flow or debt financing. Deerfoot has not needed capital funding requirements of this nature since the initial construction was completed.

Each of Deerfoot's joint venturers has a right of first refusal on any bonafide offer made for the other joint venturers interest in Deerfoot.

24 Other Receivables

The Company has a promissory note, original amount of \$0.4 million, from a tenant in the Company's Strip Mall for renovations completed in conjunction with a new lease. The loan carries interest at prime plus 2%, and is repayable monthly over an amortized period of five years. The loan is secured with a personal guarantee from the tenant. At the end of the Year, outstanding amounts are \$nil (\$0.1 million - 2016).

25 Subsequent events

Regular monthly dividends

The Company declared a regular monthly dividend of \$0.0575 per common share for each of January 2018 and February 2018, payable on or about the 15th day of the subsequent month.

Normal course issuer bid

To February 28, 2018, Gamehost has purchased for cancellation 122,350 common shares at prices averaging \$10.10 per common share plus commissions.