

**Report Pursuant to National Instrument 62-103
and Section 5.2 of Multilateral Instrument 62-104**

1. Security and Reporting Issuer

This report is made pursuant to the provisions of the securities legislation referred to above in connection with certain acquisitions of securities of ThreeD Capital Inc. (the “Company”), 130 Spadina Avenue, Suite 401, Toronto, Ontario, M5V 2L4. The transaction did not take place through the facilities of any stock market.

2. Identity of Acquirer

Lynn Factor
126 Old Forest Road
Toronto, ON, M5P 2R9

The transaction described in item 1 above took place on February 24, 2020, and did not involve any joint actor of Lynn Factor (“Factor”).

The joint actor of Factor is Sheldon Inwentash (the “Joint Actor”), 126 Old Forest Hill Road, Toronto, ON M5P 2R9

3. Interest in Securities of the Reporting Issuer

On February 24, 2020, Factor acquired ownership and control of an aggregate of 5,000,000 common shares (the “Subject Shares”) and 5,000,000 common share purchase warrants (the “Subject Warrants”) and together with the Subject Shares, the “Subject Units”) of the Company. The Subject Units represented approximately 4.1% of all issued and outstanding common shares of the Company as of February 24, 2020 immediately following the transaction described above (or approximately 7.8% on a partially diluted basis, assuming exercise of the Subject Warrants only), resulting in a corresponding increase in the percentage of shares held by Factor as a result of the transaction.

Immediately before the transaction described above, Factor and the Joint Actor held an aggregate of 6,835,069 common shares of the Company (the “Pre-Closing Shares”) and convertible securities entitling Factor and the Joint Actor to acquire an additional 20,787,218 common shares of the Company (the “Pre-Closing Convertible Securities”), representing approximately 6.1% of the issued and outstanding common shares of the Company (or approximately 20.7% assuming exercise of such Pre-Closing Convertible Securities only). Of this total, Factor held an aggregate of 10,564,999 of the Pre-Closing Convertible Securities (representing approximately 8.6% of the issued and outstanding common shares of the Company, assuming exercise of such Pre-Closing Convertible Securities only), and the Joint Actor held an aggregate of 6,835,069 of the Pre-Closing Shares and 10,222,219 of the Pre-Closing Convertible Securities (representing approximately 6.1% of the issued and outstanding common shares of the Company, or approximately 13.9% assuming exercise of such Pre-Closing Convertible Securities only).

Immediately following the transaction described above, Factor and the Joint Actor held an aggregate of 11,835,069 common shares (the “Post-Closing Shares”) and convertible securities entitling Factor and the Joint Actor to acquire an additional 25,787,218 common shares of the Company (the “Post-Closing Convertible Securities”), representing approximately 9.7% of the issued and outstanding common shares of the Company (or approximately 25.4% assuming exercise of such Post-Closing Convertible Securities only). Of this total, Factor held an aggregate of 5,000,000 of the Post-Closing Shares and 15,564,999 of the Post-Closing Convertible Securities (representing approximately 4.1% of the issued and outstanding common shares of the Company, or approximately 14.9% assuming exercise of such Post-Closing Convertible Securities only), and the Joint Actor held an aggregate of 6,835,069 of the Post-Closing Shares and 10,222,219 of the Post-Closing Convertible Securities (representing approximately 5.6% of the issued and outstanding common shares of the Company, or approximately 12.9% assuming exercise of such Post-Closing Convertible Securities only).

4. Consideration Paid.

The aggregate consideration payable for the Subject Units was \$150,000, or \$0.03 per Subject Unit.

5. Purpose of the Transaction

The holdings of securities of the Company by Factor and the Joint Actor are managed for investment purposes. Factor and the Joint Actor may from time to time acquire additional securities of the Company, dispose of some or all of the existing or additional securities they hold or will hold, or may continue to hold their current positions.

6. Agreements, Arrangements, Commitments or Understandings with respect to Securities of the Company

The Subject Units were acquired in a private placement pursuant to a subscription agreement which does not contain any provisions regarding the transfer, guarantee or voting of such securities.

7. Change in Material Fact.

Not Applicable.

8. Exemption.

Section 2.3 of National Instrument 45-106 on the basis that each of Factor and the Joint Actor is a “accredited investor” as defined therein.

9. Certification

The undersigned certifies that the information herein is true and complete in every respect.

DATED this 24th day of February, 2020

“Lynn Factor”

Lynn Factor