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For Immediate Release

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**INNOVATIVE PROPERTIES TO ACQUIRE MODULAR BLOCK MINING INC.,
CHANGE IN MANAGEMENT AND CANCELLATION OF UNIT OFFERING**

DELTA, BRITISH COLUMBIA, CANADA/ January 30, 2018, Innovative Properties Inc. (“**Innovative Properties**” or the “**Company**”) is pleased to announce that it has entered into a letter of intent (the “**LOI**”) with Modular Block Mining Inc. (“**Modular**”). The LOI contemplates a business combination transaction (the “**Acquisition**”) pursuant to which the Company will acquire all the issued and outstanding common shares of Modular (the “**Modular Shares**”) in exchange for 68,500,000 common shares of the Company (the “**Innovative Shares**”). The Acquisition is an arm’s length transaction and is expected to constitute a fundamental change under the policies of the Canadian Securities Exchange (the “**CSE**”).

Details of the Acquisition

The LOI sets out certain terms and conditions pursuant to which the proposed Acquisition will be completed. The Acquisition is subject to the parties successfully entering into a definitive business combination agreement (the “**Definitive Agreement**”) in respect of the Acquisition within 15 business days following the date when the parties entered into the LOI, or such other date as the Company and Modular may mutually agree.

The LOI also contemplates other material conditions precedent to the closing of the Acquisition (the “**Closing**”), including the completion of an equity financing to raise minimum gross proceeds of \$4,000,000 and up to \$12,000,000 (the “**Concurrent Financing**”), customary due diligence, receipt of all necessary regulatory, corporate and third party approvals, compliance with all applicable regulatory requirements, and all requisite board and shareholder approvals being obtained. Certain of the Innovative Shares issuable pursuant to the Acquisition may be subject to escrow requirements pursuant to the CSE policy and hold periods as required by applicable securities laws.

Share Structure

Prior to closing of the Acquisition, Modular will have 68,500,000 Modular Shares issued and outstanding and performance warrants entitling holders to acquire 15,000,000 Modular Shares (the “**Modular Performance Warrants**”). In exchange for the outstanding Modular Shares, the Company will issue 68,500,000 Innovative Shares and will issue new warrants in exchange for the outstanding Modular Performance Warrants on a 1:1 ratio.

Concurrent Financing

The Concurrent Financing will raise gross proceeds of a minimum of \$4,000,000 and up to \$12,000,000 at \$0.40 per unit of the Company (the “**Units**”) on a non-brokered private placement basis. Each Unit will consist of one common share of the Company and one-half of one common share purchase warrants (each whole common share purchase warrant, a “**Warrant**”). Each Warrant entitles the holder thereof to acquire one additional common share of the Company at \$0.75 per share for 18 months from the date of issuance.

Closing of the Concurrent Financing is subject to a number of conditions, including receipt of all necessary corporate and regulatory approvals, including the CSE.

All securities issued in connection with the Concurrent Financing will be subject to a statutory hold period of four months plus a day from the date of issuance in accordance with applicable securities legislation. A finder’s fee may be paid to eligible arms length finders in accordance with CSE policies. The net proceeds from the Concurrent Financing will be used to evaluate potential investments in the cannabis and blockchain industries and to provide general working capital.

Board and Management Changes

The Company announces that Mr. Santokh Sahota has resigned from the board of directors to pursue personal interests outside the Company. The Company thanks him for his service. Ms. Cathy Hu has also resigned as Chief Financial Officer of the Company. The Company thanks her for her service.

Mr. Kevin Ma has joined the board effective immediately, replacing the vacancy left by Mr. Sahota’s resignation. The Company continues to have three directors, those being: Parm Johal, Sonny Janda and Mr. Ma. Mr. Ma will also hold the position of Chief Financial Officer of the Company.

Kevin Ma is a Chartered Accountant certified by the Chartered Professional Accountants of British Columbia, and holds a Diploma in Accounting and a Bachelor of Arts degree from the University of British Columbia. He is a senior financial professional specializing in corporate finance, public company reporting and regulatory compliance in Canada and United States, strategic planning, financial management, and capital markets for the past 10 years. Mr. Ma has worked with a broad spectrum of industries in natural resources, software, security, and a variety of industrial projects for both SME and multi-national companies in the private and public

arenas. Mr. Ma recently advised on the 3-way \$162 million merger between First Cobalt, Cobalt One, and Cobaltech, making it the largest cobalt exploration company by market capitalization. He was a core member of the senior management team at Alexco Resource Corp. that put the Bellekeno Mine into commercial operations in 2011 in the historic Keno Hill Silver District, Yukon Territory, Canada. Further, he assisted the Alexco team in completing over \$100 million financing, including a \$50 million silver stream sales to Silver Wheaton Corp. He is currently the Principal of Skanderbeg Financial Advisory Inc., a professional corporation, which provides corporate finance and strategic advisory services to public and private enterprises and is also currently acting as Director for Carl Data Solutions Inc. (CSE: CRL) and Molori Engery Inc (TSXV: MOL), CFO for First Cobalt Corp. (TSXV: FCC), Chakana Copper Corp. (TSXV: PERU), and Kenadyr Mining (Holdings) Corp. (TSXV: KEN) and, a senior officer and director for several privately held companies.

Cancellation of Offering of Units

The Company announces that the non-brokered private placement of units announced on December 22, 2017 is cancelled. All funds received in connection to the offering will be returned to the subscribers.

Disclosure and Caution

Further details about the proposed Acquisition and the Concurrent Financing will be provided in a comprehensive press release when the parties enter into the Definitive Agreement and in the disclosure document to be prepared and filed in respect of the Acquisition. Investors are cautioned that, except as disclosed in the disclosure document, any information released or received with respect to the Acquisition may not be accurate or complete and should not be relied upon.

This news release shall not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the securities in any state in which such offer, solicitation or sale would be unlawful. The securities issued, or to be issued, under the Offering have not been, and will not be, registered under the United States Securities Act of 1933, as amended, and may not be offered or sold in the United States absent registration or an applicable exemption from registration requirements.

ON BEHALF OF THE BOARD OF DIRECTORS

“Sonny Janda”

Sonny Janda
CEO and Director

The CSE does not accept responsibility for the adequacy or accuracy of this release.

All statements, other than statements of historical fact, included herein are forward-looking statements that involve various risks and uncertainties. There can be no assurance that such

statements will prove to be accurate and actual results and future events could differ materially from those anticipated in such statements. Important factors that could cause actual results to differ, materially from the Company's expectations are disclosed in the Company's documents filed from time to time with the Canadian Securities Exchange, the British Columbia Securities Commission, the Ontario Securities Commission and the Alberta Securities Commission.