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FRANKFURT: 71P

*For Immediate Release*

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**EARLY WARNING REPORT FILED PURSUANT TO NATIONAL INSTRUMENT 62-103**

*This press release is issued pursuant to Multilateral Instrument 62-104 – Take-Over Bids and Issuer Bids and National Instrument 62-103 – The Early Warning System and Related-Take-Over Bid and Insider Reporting Issues.*

VANCOUVER, BRITISH COLUMBIA, CANADA/ November 13, 2018 - This news release, together with an early warning report, is being filed today by Krytiuk Capital Investments Corp. (“**Krytiuk**”) and Shay Shnet (the “**Subscribers**”) required under applicable Canadian securities laws as a result of subscribing to common shares (the “**Shares**”) of Innovative Properties Inc. (the “**Company**”) pursuant to a private placement of Shares that closed on November 9, 2018.

Immediately prior to the acquisition of the Shares, the Subscribers did not beneficially own or otherwise exercise control or direction over any Shares. Following the completion of the Offering, Krytiuk beneficially owns or otherwise exercises control or direction over 12,750,000 Shares, representing 18.9% of the Shares issued and outstanding as at November 9, 2018. Following the completion of the Offering, Shay Shnet beneficially owns or otherwise exercises control or direction over 10,250,000 Shares, representing 15.2% of the Shares issued and outstanding as at November 9, 2018.

The Shares are held by the Subscribers for investment purposes. The Subscribers future holdings in securities of the Company may increase or decrease in accordance with applicable securities legislation and in consideration of various factors that he may deem appropriate, including, but not limited to, each Subscriber’s investment criteria, market conditions and as circumstances warrant.

An early warning report with additional information in respect of the foregoing matters will be filed under the Company’s profile on the System for Electronic Document Analysis and Review (SEDAR) at [www.sedar.com](http://www.sedar.com).

***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.*

*None of the securities issued pursuant to the Transaction have been or will be registered under the U.S. Securities Act of 1933, as amended (the “**U.S. Securities Act**”), or any state securities laws, and any securities issued pursuant to the Transaction were issued in reliance upon available exemptions from such registration requirements pursuant to Rule 506(b) of Regulation D and/or Section 4(a)(2) of the U.S. Securities Act and applicable exemptions under state securities laws. In addition, the securities issued under an exemption from the registration requirements of the U.S. Securities Act are “restricted securities” as defined under Rule 144(a)(3) of the U.S. Securities Act and contain the appropriate restrictive legend as required under the U.S. Securities Act.*