

**Form 45-106F1  
Report of Exempt Distribution**

*This is the form required under section 6.1 of National Instrument 45-106 for a report of exempt distribution.*

**Issuer Information**

1. State the full name of the issuer of the security distributed and the address and telephone number of its head office. If the issuer of the security distributed is an investment fund, state the name of the fund as the issuer, and provide the full name of the manager of the investment fund and the address and telephone number of the head office of the manager. Include the former name of the issuer if its name has changed since last report. If an underwriter is completing the form, also state the full name of the underwriter and the address and telephone number of the head office of the underwriter.

**Genius Properties Ltd.  
2735, rue Tebbut  
Trois-Rivières, Québec G9A  
Canada**

**Tel.: 418 717-2553**

2. State whether the issuer is or is not a reporting issuer and, if reporting, each of the jurisdictions in which it is reporting.

**The issuer is a reporting issuer in Alberta, British Columbia, Ontario and Québec.**

3. Indicate the industry of the issuer by checking the appropriate box next to one of the industries listed below.

- |   |  |
|---|--|
| <input type="checkbox"/> Bio-tech                       | Mining   |
| <input type="checkbox"/> Financial Services             | <input checked="" type="checkbox"/> <b>exploration/development</b> |
| <input type="checkbox"/> investment companies and funds | <input type="checkbox"/> production                                |
| <input type="checkbox"/> mortgage investment companies  | <input type="checkbox"/> Oil and gas                               |
| <input type="checkbox"/> Forestry                       | <input type="checkbox"/> Real estate                               |
| <input type="checkbox"/> Hi-tech                        | <input type="checkbox"/> Utilities                                 |
| <input type="checkbox"/> Industrial                     | <input type="checkbox"/> Other (describe)                          |

**Details of distribution**

4. Complete Schedule I to this report. Schedule I is designed to assist in completing the remainder of this report.

5. State the distribution date. If the report is being filed for securities distributed on more than one distribution date, state all distribution dates.

**December 30, 2015**

6. For each security distributed:

describe the type of security;

**(i) flow-through common shares;**

**(ii) Units composed of common shares and common share purchase warrants**

- (a) state the total number of securities distributed. If the security is convertible or exchangeable, describe the type of underlying security, the terms of exercise or conversion and any expiry date; and

**2,691,000 flow-through common shares, 498,500 Units each composed of 1 common share and 1 common share purchase warrant. Each warrant is exercisable for a period of 18 months at a price of \$0.05 per common share and 2,000,000 Units composed of 1 common share and 1 common share purchase warrant. Each warrant is exercisable for a period of 18 months at a price of \$0.03 per common share.**

- (b) state the exemption(s) relied on.

**Accredited investor under Section 2.3 of National Instrument 45-106**

7. Complete the following table for each Canadian and foreign jurisdiction where purchasers of the securities reside. Do not include in this table, securities issued as payment for commissions or finder's fees disclosed under item 8, below.

Each Jurisdiction where Purchasers Reside	Number of Purchasers	Price per Security (Canadian \$)	Total Dollar Value raised from Purchasers in the Jurisdiction (Canadian \$)
Québec	27	\$0.05	\$134,595
		\$0.03	\$14,955
	1	\$0.10	\$200,000
Total Number of Purchasers	28		
Total Dollar Value of Distribution in all Jurisdictions (Canadian \$)			\$349,550

*\*Note: The purchaser purchased an interest based on the percentage of committed capital to the Issuer.*

*Note: If securities are issued at different prices list the highest and lowest price the securities were sold for.*

### **Commissions and finder's fees**

8. Complete the following table by providing information for each person who has received or will receive compensation in connection with the distribution(s). Compensation includes commissions, discounts or other fees or payments of a similar nature. Do not include payments for services incidental to the distribution, such as clerical, printing, legal or accounting services.

If the securities being issued as compensation are or include convertible securities, such as warrants or options, please add a footnote describing the terms of the convertible securities, including the term and exercise price. Do not include the exercise price of any convertible security in the total dollar value of the compensation unless the securities have been converted.

Full Name and Address of the Person being Compensated	Compensation Paid or to be Paid (Cash and/or Securities)				
	Cash	Number and Type of Securities Issued	Price per Security	Exemption Relied on and Date of Distribution	Total Dollar Value of Compensation (Canadian \$)
Canaccord Genuity Corp. 2200-609 Granville St. Vancouver BC V7Y 1H2	\$14,955	319,040 Finders warrants	\$0.05		\$30,907

**Certificate**

On behalf of the issuer, I certify that the statements made in this report are true.

DATED this 6<sup>th</sup> day of January, 2016.

**Genius Properties Ltd.**

Per: Signed "Stéphane Leblanc"  
 Name: Stéphane Leblanc  
 Phone: 418-717-2553

9. State the name, title and the telephone number of the person who may be contacted with respect to any questions regarding the contents of this report if different than the person signing the certificate.

N/A

### **Notice – Collection and Use of Personal Information**

The personal information required under this form is collected on behalf of and used by the securities regulatory authorities or, where applicable, the regulators under the authority granted in securities legislation for the purposes of the administration and enforcement of the securities legislation.

If you have any questions about the collection and use of this information, contact the securities regulatory authority or, where applicable, the regulator in the jurisdiction(s) where the form is filed, at the address(es) listed at the end of this report.

### **Authorization of Indirect Collection of Personal Information for Distributions in Ontario**

The attached Schedule I contains personal information of purchasers and details of the distribution(s). The issuer hereby confirms that each purchaser listed in Schedule I of this report

- (a) has been notified by the issuer
  - (i) of the delivery to the Ontario Securities Commission of the information pertaining to the person as set out in Schedule I,
  - (ii) that this information is being collected indirectly by the Ontario Securities Commission under the authority granted to it in securities legislation,
  - (iii) that this information is being collected for the purposes of the administration and enforcement of the securities legislation of Ontario, and
  - (iv) of the title, business address and business telephone number of the public official in Ontario, as set out in this report, who can answer questions about the Ontario Securities Commission's indirect collection of the information, and
- (b) has authorized the indirect collection of the information by the Ontario Securities Commission.