Form 45-106F1 Report of Exempt Distribution

IT IS AN OFFENCE TO MAKE A MISREPRESENTATION IN THIS REPORT

| ITEM 1 – REPORT TYPE | | | | | | | | | | | |
|---|---|--|--|--|--|--|--|--|--|--|--|
| √ New report | | | | | | | | | | | |
| Amended rep | port If amended, provide filing date of report that is being amended. (YYYY-MM-DD) | | | | | | | | | | |
| ITEM 2 – PARTY CERTIFYING THE REPORT | | | | | | | | | | | |
| TIEM 2 - PARTY C | ERTIFYING THE REPORT | | | | | | | | | | |
| Indicate the party certifying the report (select only one). For guidance regarding whether an issuer is an investment fund, refer to section 1.1 of National Instrument 81-106 Investment Fund Continuous Disclosure and the companion policy to NI 81-106. | | | | | | | | | | | |
| Investment fund issuer | | | | | | | | | | | |
| √ Issuer (other | $\sqrt{}$ Issuer (other than an investment fund) | | | | | | | | | | |
| Underwriter | | | | | | | | | | | |
| | | | | | | | | | | | |
| ITEM 3 – ISSUER N | Name and Other Identifiers | | | | | | | | | | |
| Provide the following inform | mation about the issuer, or if the issuer is an investment fund, about the fund. | | | | | | | | | | |
| Full | legal name Genius Properties Ltd. | | | | | | | | | | |
| Previous full | | | | | | | | | | | |
| If the issuer's nar | me changed in the last 12 months, provide most recent previous legal name. | | | | | | | | | | |
| | Website (if applicable) | | | | | | | | | | |
| If the issuer has a legal enti | ity identifier, provide below. Refer to Part B of the Instructions for the definition of "legal entity identifier". | | | | | | | | | | |
| Legal ent | tity identifier | | | | | | | | | | |
| | - | | | | | | | | | | |
| | RITER INFORMATION | | | | | | | | | | |
| | ting the report, provide the underwriter's full legal name and firm National Registration Database (NRD) number. | | | | | | | | | | |
| Full legal name | | | | | | | | | | | |
| Firm NRD number | (if applicable) | | | | | | | | | | |
| If the underwriter does not | have a firm NRD number, provide the head office contact information of the underwriter. | | | | | | | | | | |
| Street address | | | | | | | | | | | |
| Municipality | Province/State | | | | | | | | | | |
| Country | Postal code/Zip code | | | | | | | | | | |
| Telephone number | Website (if applicable) | | | | | | | | | | |

| If the issuer is an investment fund, do not complete Item 5. Proceed to Item 6. | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| a) Primary industry | | | | | | | | | |
| Provide the issuer's North American Industry Classification Standard (NAICS) code (6 digits only) that corresponds to the issuer's primary business activity. For more information on finding the NAICS industry code go to Statistics Canada's NAICS industry search tool . | | | | | | | | | |
| NAICS industry code 0 2 1 2 2 2 | | | | | | | | | |
| If the issuer is in the mining industry , indicate the stage of operations. This does not apply to issuers that provide services to issuers operating in the mining industry. Select the category that best describes the issuer's stage of operations. V Exploration Development Production | | | | | | | | | |
| Is the issuer's primary business to invest all or substantially all of its assets in any of the following? If yes, select all that apply. | | | | | | | | | |
| Mortgages Real estate Commercial/business debt Consumer debt Private companies | | | | | | | | | |
| b) Number of employees | | | | | | | | | |
| Number of employees: $\sqrt{} 0 - 49$ $\sqrt{} 50 - 99$ $\sqrt{} 100 - 499$ $\sqrt{} 500$ or more | | | | | | | | | |
| c) SEDAR profile number | | | | | | | | | |
| Does the issuer have a SEDAR profile? No √ Yes If yes, provide SEDAR profile number 0 0 0 0 2 0 0 7 3 If the insurer does not have a SEDAR profile several to the SEDAR profile number 0 0 0 0 2 0 0 7 3 | | | | | | | | | |
| If the issuer does not have a SEDAR profile complete Item 5(d) – (h). | | | | | | | | | |
| d) Head office address | | | | | | | | | |
| Street address Province/State | | | | | | | | | |
| Municipality Postal code/Zip code | | | | | | | | | |
| Country Telephone number | | | | | | | | | |
| e) Date of formation and financial-end | | | | | | | | | |
| Date of formation Financial year-end MM DD MM DD | | | | | | | | | |
| f) Reporting issuer status | | | | | | | | | |
| Is the issuer a reporting issuer in any jurisdiction of Canada? No Yes | | | | | | | | | |
| If yes, select the jurisdictions of Canada in which the issuer is a reporting issuer. | | | | | | | | | |
| AII AB BC MB NB NL NT | | | | | | | | | |
| NS NU ON PE QC SK YT | | | | | | | | | |
| g) Public listing status | | | | | | | | | |
| If the issuer has a CUSIP number, provide below (first 6 digits only) CUSIP number | | | | | | | | | |
| If the issuer is publicly listed, provide the names of all exchanges on which its securities are listed. Include only the names of exchanges for which the | | | | | | | | | |
| issuer has applied for and received a listing, which excludes, for example, automated trading systems. Exchange names | | | | | | | | | |
| h) Size of issuer's assets | | | | | | | | | |
| Select the size of the issuer's assets for its most recent financial year-end (Canadian \$). If the issuer has not existed for a full financial year, provide the | | | | | | | | | |
| size of the issuer's assets at the distribution end date. | | | | | | | | | |
| \$5M to under \$5M \$5M to under \$25M \$25M to under \$100M | | | | | | | | | |

| ITEM 6 – INVESTMENT FUND ISSUER INFORMATION | | | | | | |
|--|--|--|--|--|--|--|
| If the issuer is an investment fund, provide the following information. | | | | | | |
| a) Investment fund manager information | | | | | | |
| Full legal name | | | | | | |
| Firm NRD Number (if applicable) | | | | | | |
| If the investment fund manager does not have a firm NRD number, provide the head office contact information of the investment fund manager. | | | | | | |
| Street Address | | | | | | |
| Municipality Province/State | | | | | | |
| Country Postal code/Zip code | | | | | | |
| Telephone number Website (if applicable) | | | | | | |
| b) Type of investment fund | | | | | | |
| | | | | | | |
| Type of investment fund that most accurately identifies the issuer (select only one). Money market Equity Fixed income | | | | | | |
| Balanced Alternative strategies Other (describe) | | | | | | |
| Indicate whether one or both of the following apply to the investment fund. | | | | | | |
| Invests primarily in other investment fund issuers | | | | | | |
| Is a UCITs Fund ¹ | | | | | | |
| ¹ Undertaking for the Collective Investment of Transferable Securities funds (UCITs Funds) are investment funds regulated by the European Union (EU) directives that allow collective investment schemes to operate throughout the EU on a passport basis on authorization from one member state. | | | | | | |
| c) Date of formation and financial year-end of the investment fund | | | | | | |
| Date of formation Financial year-end | | | | | | |
| YYYY MM DD MM DD | | | | | | |
| d) Reporting issuer status of the investment fund | | | | | | |
| Is the investment fund a reporting issuer in any jurisdiction of Canada? No Yes | | | | | | |
| If yes, select the jurisdictions of Canada in which the investment fund is a reporting issuer. | | | | | | |
| AII AB BC MB NB NL NT | | | | | | |
| NS NU ON PE QC SK YT | | | | | | |
| e) Public listing status of the investment fund | | | | | | |
| If the investment fund has a CUSIP number, provide below (first 6 digits only). CUSIP number | | | | | | |
| | | | | | | |
| If the investment fund is publicly listed, provide the names of all exchanges on which its securities are listed. Include only the names of exchanges for which the investment fund has applied for and received a listing, which excludes, for example, automated trading systems. | | | | | | |
| Exchange names | | | | | | |
| f) Net asset value (NAV) of the investment fund | | | | | | |
| Select the NAV range of the investment fund as of the date of the most recent NAV calculation (Canadian \$). | | | | | | |
| \$0 to under \$5M \$5M to under \$25M \$25M to under \$100M | | | | | | |
| \$100M to under \$500M \$500M to under \$1B \$1B or over Date of NAV calculation: | | | | | | |

| TTEM 7 | - INFORMATION | I AROUT TL | IE DICTDIBILTIO |
|-------------|-----------------|------------|-----------------|
| 1 I F IVI / | — INFURIVIATION | IABUULIE | 16 171318160110 |

If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include in Item 7 and Schedule 1 information about purchasers resident in that jurisdiction of Canada only. Do not include in Item 7 securities issued as payment of commissions or finder's fees, which should be disclosed in Item 8. The information provided in Item 7 must reconcile with the information provided in Schedule 1 of the report.

| a) | Currency | | | | | | | | | |
|---|-----------------------------------|--------------|---------|---------|----------|--------------|----------|---------|---|--|
| Select the currency or currencies in which the distribution was made. All dollar amounts provided in the report must be in Canadian dollars. US dollar Euro Other (describe) | | | | | | | | | | |
| b) | Distribution date(s) | | | | | | | | | |
| State the distribution start and end dates. If the report is being filed for securities distributed on only one distribution date, provide the distribution date as both the start and end dates. If the report is being filed for securities distributed on a continuous basis, include the start and end dates for the distribution period covered by the report. | | | | | | | | | | |
| | Start date | 2016 YYYY | 12 MM D | 9 DD | End date | 2016 YYYY | 12 MM | 9 DD | ı | |
| -1 | a) Detailed aurelease information | | | | | | | | | |

c) Detailed purchaser information

Complete Schedule 1 of this form for each purchaser and attach the schedule to the completed report.

d) Types of securities distributed

Provide the following information for all distributions that take place in a jurisdiction of Canada on a per security basis. Refer to Part A of the Instructions for how to indicate the security code. If providing the CUSIP number, indicate the full 9-digit CUSIP number assigned to the security being distributed.

| | | | | | | | Canadian | \$ |
|---------------|---|---|--|--|----------------------|------------------------------|---------------|--------------|
| Security code | | | CUSIP number (if applicable) Description of security | | Number of securities | Single or lowest price | Highest price | Total amount |
| U | В | S | | Units – consisting of 1 common share and 1 common share purchase warrant | 1,240,000 | 0.05 | 0.05 | \$62,000.00 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

e) Details of rights and convertible/exchangeable securities

If any rights (e.g. warrants, options) were distributed, provide the exercise price and expiry date for each right. If any convertible/exchangeable securities were distributed, provide the conversion ratio and describe any other terms for each convertible/exchangeable security.

| Se | curity c | ode | | nderlyi | _ | | e price dian \$) | Expiry date | Conversion | Describe other terms (if applicable) |
|----|----------|-----|-----|---------|-----|--------|----------------------------|-------------|------------|---|
| | , | | sec | urity c | oae | Lowest | Highest (YYYY-MM-DD) ratio | | , , , | |
| W | N | Т | С | М | S | 0.10 | 0.10 | 2014-12-09 | | Each warrant shall entitle its holder to purchase a common share at a price of \$0.10 |
| | | | | | | | | | | _ |

f) Summary of the distribution by jurisdiction and exemption

State the total dollar amount of securities distributed and the number of purchasers for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides and for each exemption relied on in Canada for that distribution. However, if an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include distributions to purchasers resident in that jurisdiction of Canada only.

This table requires a separate line item for: (i) each jurisdiction where a purchaser resides, (ii) each exemption relied on in the jurisdiction where a purchaser resides, if a purchaser resides in a jurisdiction of Canada, and (iii) each exemption relied on in Canada, if a purchaser resides in a foreign jurisdiction.

For jurisdictions within Canada, state the province or territory, otherwise state the country.

| Province or country | Exemption relied on | Number of purchasers | Total amount (Canadian \$) | | | | | |
|---------------------|---|----------------------|----------------------------|--|--|--|--|--|
| Quebec | Accredited Investor – 45-106 Sec2.3 | 2 | \$57,000.00 | | | | | |
| Quebec | Family, Friends & Business Associates – 45-106 Sec2.5 | 1 | \$5,000.00 | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Total dollar amount of securities distributed | | | | | | | |
| | Total number of unique purchasers ² 3 | | | | | | | |

²In calculating the total number of unique purchasers to which the issuer distributed securities, count each purchaser only once, regardless of whether the issuer distributed multiple types of securities to, and relied on multiple exemptions for, that purchaser.

g) Net proceeds to the investment fund by jurisdiction

If the issuer is an investment fund, provide the net proceeds to the investment fund for each jurisdiction of Canada and foreign jurisdiction where a purchaser resides.³ If an issuer located outside of Canada completes a distribution in a jurisdiction of Canada, include net proceeds for that jurisdiction of Canada only. For jurisdictions within Canada, state the province or territory, otherwise state the country.

| Province or country | Net proceeds (Canadian \$) |
|---|-------------------------------|
| | |
| | |
| | |
| | |
| Total net proceeds to the investment fund | |

^{3&}quot;Net proceeds" means the gross proceeds realized in the jurisdiction from the distributions for which the report is being filed, less the gross redemptions that occurred during the distribution period covered by the report.

h) Offering materials - This section applies only in Saskatchewan, Ontario, Québec, New Brunswick and Nova Scotia.

If a distribution has occurred in Saskatchewan, Ontario, Québec, New Brunswick or Nova Scotia, complete the table below by listing the offering materials that are required under the prospectus exemption relied on to be filed with or delivered to the securities regulatory authority or regulator in those jurisdictions.

In Ontario, if the offering materials listed in the table are required to be filed with or delivered to the Ontario Securities Commission (OSC), attach an electronic version of the offering materials that have not been previously filed with or delivered to the OSC.

| | Description | Date of document or other material (YYYY-MM-DD) | Previously filed with or delivered to regulator? (Y/N) | Date previously filed or delivered or Submission ID (YYYY-MM-DD) |
|----|------------------------|---|---|--|
| 1. | Subscription Agreement | | N | |
| 2. | | | | |
| 3. | | | | |

| Provide information for each person (as defined in NI 45-106) to whom the issue directly provides, or will provide, any compensation in connection with the distribution. Complete additional copies of this page if more than one person was, or will be, compensated. Ves | ITEM 8 – COMPENSATION INFORMATION | | | | | | | | | |
|---|---|--|--|--|--|--|--|--|--|--|
| a) Name of person compensated and registration status | | | | | | | | | | |
| a) Name of person compensated and registration status Indicate whether the person compensated is a registrant. | Indicate whether any compensation was paid, or will be paid, in connection with the distribution. | | | | | | | | | |
| Indicate whether the person compensated is a registrant. No | $\sqrt{\ }$ No $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$ | | | | | | | | | |
| fit the person compensated is an individual. Family name First given name Secondary given names | Name of person compensated and registration status | a) Name of person compensated and registration status | | | | | | | | |
| Full legal name of individual Family name First given name Secondary given names | | | | | | | | | | |
| Full legal name of individual Family name First given name Secondary given names | | al. | | | | | | | | |
| Full legal name of non-individual Firm NRD number Indicate whether the person compensated focilitated the distribution through a funding portal or an internet-based portal. No Yes | | | | | | | | | | |
| Full legal name of non-individual Firm NRD number | Family name | First given name Secondary given names | | | | | | | | |
| Firm NRD number Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. No Yes | | ation. | | | | | | | | |
| Indicate whether the person compensated facilitated the distribution through a funding portal or an internet-based portal. Society Society | Full legal name of non-individual | | | | | | | | | |
| b) Business contact information If a firm NRD number is not provided in Item 8(a), provide the business contact information of the person being compensated. Street address Municipality Province/State Country Postal code/Zip code Email address Telephone number c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply), Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Director or officer of the investment fund amanger Employee of the issuer or investment fund manager None of the above O) Compensation details Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation armangements with the directors, officers or employees of a non-individual compensated by the issuer. Cash commissions paid Value of all securities distributed as compensation. Describe terms of warrants, options or other rights Other compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) **Provide the aggregate value of all securities of all securities of the issuer. **Indicate the security codes for all securities of acquire additional securities of the issuer. | Firm NRD number | (if applicable) | | | | | | | | |
| If a firm NRD number is not provided in Item 8(a), provide the business contact information of the person being compensated. Street address Municipality Country Postal code/Zip code Telephone number c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part 8(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund manager Employee of the issuer or investment fund or investment fund manager Employee of the issuer or investment fund manager Mone of the above d) Compensation details Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer. Cash commissions paid Value of all securities distributed as compensation person in the terms below) Poscribe terms of warrants, options or other rights Other compensation base of the issuer. Check box if the person will or may receive any deferred compensation (describe the terms below) | | า a funding portal or an internet-based portal. | | | | | | | | |
| Street address Municipality Country Postal code/Zip code Email address Telephone number c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Director or officer of the investment fund or investment fund manager Employee of the issuer or investment fund manager Employee of the issuer or investment fund manager None of the above d) Compensation details Provide details of all compensation paid, or to be paid, to the person identified in Item B(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer. Cash commissions paid Value of all securities distributed as compensation Describe terms of warrants, options or other rights Security codes Security codes Security code 1 Security code 2 Security code 3 Security codes In Security code 2 Security code 3 Provide the aggregate value of all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities of the issuer. | b) Business contact information | | | | | | | | | |
| Municipality Country Postal code/Zip code Telephone number c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Director or officer of the investment fund or investment fund manager Employee of the issuer or investment fund manager None of the above d) Compensation details Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer. Cash commissions paid Value of all securities distributed as compensation in Describe Total compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) 4-Provide the aggregate value of all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities of the issuer. | If a firm NRD number is not provided in Item 8(a), provide the business conto | act information of the person being compensated. | | | | | | | | |
| Country Email address Telephone number c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund manager Employee of the investment fund or investment fund manager Employee of the issuer or investment fund manager None of the above d) Compensation details Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer. Cash commissions paid Value of all securities distributed as compensation Describe terms of warrants, options or other rights Other compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) 4Provide the aggregate value of all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | Street address | | | | | | | | | |
| C) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Director or officer of the investment fund or investment fund manager Employee of the issuer or investment fund manager None of the above d) Compensation details Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer. Cash commissions paid Describe terms of warrants, options or other rights Security codes Security code 1 Security code 2 Security code 3 Security codes 1 Security code 3 Describe Check box if the person will or may receive any deferred compensation (describe the terms below) Check box if the person will or may receive any deferred compensation cother rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | Municipality | Province/State | | | | | | | | |
| c) Relationship to issuer or investment fund manager Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part B(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Director or officer of the investment fund or investment fund manager Employee of the issuer or investment fund manager None of the above d) Compensation details Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer. Cash commissions paid Describe terms of warrants, options or other rights Other compensation 4 Security codes Security code 1 Security code 2 Security code 3 Security code 3 Describe terms of warrants, options or other rights Other compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) Check box if the person will or may receive any deferred compensation (describe the terms below) | Country | Postal code/Zip code | | | | | | | | |
| Indicate the person's relationship with the issuer or investment fund manager (select all that apply). Refer to the meaning of "connected" in Part 8(2) of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund) Director or officer of the investment fund or investment fund manager Employee of the issuer or investment fund manager None of the above d) Compensation details Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer. Cash commissions paid Value of all securities distributed as compensation or other rights Describe terms of warrants, options or other rights Other compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) Provide the aggregate value of all securities distributed as compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities of the issuer. | Email address | Telephone number | | | | | | | | |
| of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 for the purposes of completing this section. Connected with the issuer or investment fund manager Insider of the issuer (other than an investment fund manager Employee of the investment fund or investment fund manager Employee of the issuer or investment fund manager None of the above d) Compensation details Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer. Cash commissions paid Value of all securities distributed as compensation or other rights Describe terms of warrants, options or other rights Other compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) Provide the aggregate value of all securities distributed as compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities of the issuer. | c) Relationship to issuer or investment fund manager | | | | | | | | | |
| Director or officer of the investment fund or investment fund manager | of the Instructions and the meaning of "control" in section 1.4 of NI 45-106 f | | | | | | | | | |
| Employee of the issuer or investment fund manager None of the above d) Compensation details Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer. Cash commissions paid Value of all securities distributed as compensation or other rights Describe terms of warrants, options or other rights Other compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) 4Provide the aggregate value of all securities distributed as compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities of the issuer. | Insider of the issuer (other than an investment fund) | | | | | | | | | |
| Alue of all securities distributed as compensation paid. Describe terms of warrants, options or other rights Other compensation paid Check box if the person will or may receive any deferred compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Include the aggregate value of all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | Director or officer of the investment fund or investment fund m | nanager | | | | | | | | |
| Alue of all securities distributed as compensation paid. Describe terms of warrants, options or other rights Other compensation paid Check box if the person will or may receive any deferred compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Include the aggregate value of all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | Employee of the issuer or investment fund manager | | | | | | | | | |
| Provide details of all compensation paid, or to be paid, to the person identified in Item 8(a) in connection with the distribution. Provide all amounts in Canadian dollars. Include cash commissions, securities-based compensation, gifts, discounts or other compensation. Do not report payments for services incidental to the distribution, such as clerical, printing, legal or accounting services. An issuer is not required to ask for details about, or report on, internal allocation arrangements with the directors, officers or employees of a non-individual compensated by the issuer. Cash commissions paid Value of all securities distributed as compensation Describe terms of warrants, options or other rights Other compensation Other compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) 4Provide the aggregate value of all securities distributed as compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | | | | | | | | | | |
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| Describe terms of warrants, options or other rights Other compensation Describe Total compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) 4Provide the aggregate value of all securities distributed as compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | Provide details of all compensation paid, or to be paid, to the person identificin Canadian dollars. Include cash commissions, securities-based compensations services incidental to the distribution, such as clerical, printing, legal or account report on, internal allocation arrangements with the directors, officers or emp | on, gifts, discounts or other compensation. Do not report payments for unting services. An issuer is not required to ask for details about, or | | | | | | | | |
| Describe terms of warrants, options or other rights Other compensation 5 Describe Total compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) 4Provide the aggregate value of all securities distributed as compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | | Security code 1 Security code 2 Security code 3 | | | | | | | | |
| Other compensation 5 Total compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) 4Provide the aggregate value of all securities distributed as compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | | | | | | | | | | |
| Total compensation paid Check box if the person will or may receive any deferred compensation (describe the terms below) 4Provide the aggregate value of all securities distributed as compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | | | | | | | | | | |
| Check box if the person will or may receive any deferred compensation (describe the terms below) 4Provide the aggregate value of all securities distributed as compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | | | | | | | | | | |
| 4Provide the aggregate value of all securities distributed as compensation, excluding options, warrants or other rights exercisable to acquire additional securities of the issuer. Indicate the security codes for all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | Total compensation paid | | | | | | | | | |
| Indicate the security codes for all securities distributed as compensation, <u>including</u> options, warrants or other rights exercisable to acquire additional securities of the issuer. | Check box if the person will or may receive any deferred compe | nsation (describe the terms below) | | | | | | | | |
| Indicate the security codes for all securities distributed as compensation, including options, warrants or other rights exercisable to acquire additional securities of the issuer. | | | | | | | | | | |
| VIOLULU UN UNE DEPENDENT DI MINISTRATION | Indicate the security codes for all securities distributed as compensation, including options, | | | | | | | | | |

| ITE | M 9 – DIRECTORS, EXECU | TIVE OFFICERS A | ND PROMOT | ERS OF THE | ISSUER | | | | | | |
|--|---|-------------------------|------------------|--|--------|---|------------|---|------------|--------------|--|
| If th | ne issuer is an investment fund, | do not complete Ite | em 9. Proceed | to Item 10. | | | | | | | |
| Indi | cate whether the issuer is any of th | ne following (select al | ll that apply). | | | | | | | | |
| -1 | Reporting issuer in any jurisd | iction of Canada | | | | | | | | | |
| | Foreign public issuer | | | | | | | | | | |
| | Wholly owned subsidiary of a | | any jurisdiction | of Canada ⁶ | | | | | | | |
| _ | Provide name — | of reporting issuer | | | | | | | | | |
| | Wholly owned subsidiary of a | • . | r ⁶ | | | | | | | | |
| Provide name of foreign public issuer | | | | | | | | | | | |
| Issuer distributing eligible foreign securities only to permitted clients ⁷ | | | | | | | | | | | |
| If the issuer is at least one of the above, do not complete Item 9(a) – (c). Proceed to Item 10. ⁶ An issuer is a wholly owned subsidiary of a reporting issuer or a foreign public issuer if all of the issuer's outstanding voting securities, other than securities that are required by law to be owned by its directors, are beneficially owned by the reporting issuer or the foreign public issuer, respectively. ⁷ Check this box if it applies to the current distribution even if the issuer made previous distributions of other types of securities to non-permitted clients. Refer to the definitions of "eligible foreign security" and "permitted client" in Part B(1) of the Instructions. | | | | | | | | | | | |
| <u> </u> | | | | - (to 0(=) | (a) | | | | | | |
| L | a) Directors, executive officers | | | | (c). | | | | | | |
| | | · | | | | | | | | | |
| | vide the following information for itory, otherwise state the country. I | | | | | | | la, stat | te the pro | ovince or | |
| (| Organization or company name | Family name | First given name | Secondary name: | _ | Business location of non-individual or residential jurisdiction of individual | | Relationsh issuer (select all apply) | | er I that | |
| | | | | | | Province | or country | D | 0 | Р | |
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| L | | | | | | | | | | | |
| | b) Promoter information | | | | | | | | | | |
| | e promoter listed above is not an i tions within Canada, state the pro cer. | | | | | | | | | | |
| | Organization or company name | Family name | First given name | Secondary given Residential Relationship to profit (select one or both if a | | | | | | | |
| | | | | | | vince or ountry | r D | | 0 | | |
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| | c) Residential address of e | each individual | | | | | | | | | |

Complete Schedule 2 of this form providing the full residential address for each individual listed in Item 9(a) and (b) and

attach to the completed report. Schedule 2 also requires information to be provided about control persons.

10

ITEM 10 - CERTIFICATION

Provide the following certification and business contact information of an officer or director of the issuer or underwriter. If the issuer or underwriter is not a company, an individual who performs functions similar to that of a director or officer may certify the report. For example, if the issuer is a trust, the report may be certified by the issuer's trustee. If the issuer is an investment fund, a director or officer of the investment fund manager (or, if the investment fund manager is not a company, an individual who performs similar functions) may certify the report if the director or officer has been authorized to do so by the investment fund.

The certification may not be delegated to an agent or other individual preparing the report on behalf of the issuer or underwriter. If the individual completing and filing the report is different from the individual certifying the report, provide their name and contact details in Item 11.

The signature on the report must be in typed form rather than handwritten form. The report may include an electronic signature provided the

name of the signatory is also in typed form.

IT IS AN OFFENCE TO MAKE A MISREPRESENTATION IN THIS REPORT

By completing the information below, I certify to the securities regulatory authority or regulator that:

- I have read and understand this report; and
- all of the information provided in this report is true.

| Full legal name | Gravel | Jimmy | | | |
|--|-------------------------|------------------|-----------------------------|-----------------------|----|
| | Family name | First given name | | Secondary given names | |
| Title | President and CEO | | | | |
| Name of issuer/underwriter/ investment fund manager | Genious Properties Ltd. | | | | |
| Telephone number | 514-248-0787 | Email address | jgravel@geniusproperties.ca | | |
| Signature | "Jimmy Gravel" | Date | 2016 | 12 | |
| | | • | YYYY | MM | DD |

ITEM 11 - CONTACT PERSON

Provide the following business contact information for the individual that the securities regulatory authority or regulator may contact with any auestions regarding the contents of this report, if different than the individual certifying the report in Item 10.

| tions regulating the contents of this report, if airferent than the thatviadat certifying the report in item 10. | | | | | | | | | |
|--|-------------|------------------|-----------------|-------|--|--|--|--|--|
| $\sqrt{}$ Same as individual certifying the report | | | | | | | | | |
| Full legal name | | | | Title | | | | | |
| · | Family name | First given name | Secondary given | en | | | | | |
| Name of company | | | | | | | | | |
| Telephone number | | Er | mail address | | | | | | |

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 authority or regulator 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 regulator in the local jurisdiction(s) where the report is filed, at the address(es) listed at the end of this form.

The attached Schedules 1 and 2 may contain personal information of individuals and details of the distribution(s). The information in Schedules 1 and 2 will not be placed on the public file of any securities regulatory authority or regulator. However, freedom of information legislation may require the securities regulatory authority or regulator to make this information available if requested.

By signing this report, the issuer/underwriter confirms that each individual listed in Schedule 1 or 2 of the report who is resident in a jurisdiction of Canada:

- a) has been notified by the issuer/underwriter of the delivery to the securities regulatory authority or regulator of the information pertaining to the individual as set out in Schedule 1 or 2, that this information is being collected by the securities regulatory authority or regulator under the authority granted in securities legislation, that this information is being collected for the purposes of the administration and enforcement of the securities legislation of the local jurisdiction, and of the title, business address and business telephone number of the public official in the local jurisdiction, as set out in this form, who can answer questions about the security regulatory authority's or regulator's indirect collection of the information, and
- b) has authorized the indirect collection of the information by the securities regulatory authority or regulator.

SCHEDULE 1 TO FORM 45-106F1 (CONFIDENTIAL PURCHASER INFORMATION)

Schedule 1 must be filed in the format of an Excel spreadsheet in a form acceptable to the securities regulatory authority or regulator.

The information in this schedule will not be placed on the public file of any securities regulatory authority or regulator. However, freedom of information legislation may require the securities regulatory authority or regulator to make this information available if requested.

a) General information (provide only once)

- 1. Name of issuer
- 2. Certification date (YYYY-MM-DD)

Provide the following information for each purchaser that participated in the distribution. For each purchaser, create separate entries for each distribution date, security type and exemption relied on for the distribution.

b) Legal name of purchaser

- 1. Family name
- 2. First given name
- 3. Secondary given names
- 4. Full legal name of non-individual (if applicable)

c) Contact information of purchaser

- 1. Residential street address
- 2. Municipality
- 3. Province/State
- 4. Postal code/Zip code
- 5. Country
- 6. Telephone number
- 7. Email address (if available)

d) Details of securities purchased

- 1. Date of distribution (YYYY-MM-DD)
- 2. Number of securities
- 3. Security code
- 4. Amount paid (Canadian \$)

e) Details of exemption relied on

- 1. Rule, section and subsection number
- 2. If relying on section 2.3 [Accredited investor] of NI 45-106, provide the paragraph number in the definition of "accredited investor" in section 1.1 of NI 45-106 that applies to the purchaser. (select only one)
- 3. If relying on section 2.5 [Family, friends and business associates] of NI 45-106, provide:
 - a. the paragraph number in subsection 2.5(1) that applies to the purchaser (select only one); and
 - b. if relying on paragraphs 2.5(1)(b) to (i), provide:
 - i. the name of the director, executive officer, control person, or founder of the issuer or affiliate of the issuer claiming a relationship to the purchaser. (Note: if Item 9(a) has been completed, the name of the director, executive officer or control person must be consistent with the name provided in Item 9 and Schedule 2.)
 - ii. the position of the director, executive officer, control person, or founder of the issuer or affiliate of the issuer claiming a relationship to the purchaser.
- 4. If relying on subsection 2.9(2) or, in Alberta, New Brunswick, Nova Scotia, Ontario, Québec, or Saskatchewan, subsection 2.9(2.1) [Offering memorandum] of NI 45-106 and the purchaser is an eligible investor, provide the paragraph number in the definition of "eligible investor" in section 1.1 of NI 45-106 that applies to the purchaser. (select only one)

f) Other information

- 1. Is the purchaser a registrant? (Y/N)
- 2. Is the purchaser an insider of the issuer? (Y/N) (not applicable if the issuer is an investment fund)

3. Full legal name of person compensated for distribution to purchaser. *If the person compensated is a registered firm, provide the firm NRD number only.* (Note: the name must be consistent with name of the person compensated as provided in Item 8.)

INSTRUCTIONS FOR SCHEDULE 1

Any securities issued as payment for commissions or finder's fees must be disclosed in Item 8 of the report, not in Schedule 1.

Details of exemption relied on – When identifying the exemption the issuer relied on for the distribution to each purchaser, refer to the rule, statute or instrument in which the exemption is provided and identify the specific section and, if applicable, subsection or paragraph. For example, if the issuer is relying on an exemption in a National Instrument, refer to the number of the National Instrument, and the subsection or paragraph number of the specific provision. If the issuer is relying on an exemption in a local blanket order, refer to the blanket order by number.

For exemptions that require the purchaser to meet certain characteristics, such as the exemption in section 2.3 [Accredited investor], section 2.5 [Family, friends and business associates] or subsection 2.9(2) or, in Alberta, New Brunswick, Nova Scotia, Ontario, Québec, or Saskatchewan, subsection 2.9(2.1) [Offering memorandum] of NI 45-106, provide the specific paragraph in the definition of those terms that applies to each purchaser.

Reports filed under paragraph 6.1(1)(j) [TSX Venture Exchange offering] of NI 45-106 – For reports filed under paragraph 6.1(1)(j) [TSX Venture Exchange offering] of NI 45-106, Schedule 1 needs to list the total number of purchasers by jurisdiction only, and is not required to include the name, residential address, telephone number or email address of the purchasers.

SCHEDULE 2 TO FORM 45-106F1 (CONFIDENTIAL DIRECTOR, EXECUTIVE OFFICER, PROMOTER AND CONTROL PERSON INFORMATION)

Schedule 2 must be filed in the format of an Excel spreadsheet in a form acceptable to the securities regulatory authority or regulator.

Complete the following only if Item 9(a) is required to be completed. This schedule also requires information to be provided about control persons of the issuer at the time of the distribution.

The information in this schedule will not be placed on the public file of any securities regulatory authority or regulator. However, freedom of information legislation may require the securities regulatory authority or regulator to make this information available if requested.

a) General information (provide only once)

- 1. Name of issuer
- 2. Certification date (YYYY-MM-DD)

b) Business contact information of Chief Executive Officer (if not provided in Item 10 or 11 of report)

- 1. Email address
- 2. Telephone number

c) Residential address of directors, executive officers, promoters and control persons of the issuer

Provide the following information for each individual who is a director, executive officer, promoter or control person of the issuer at the time of the distribution. If the promoter or control person is not an individual, provide the following information for each director and executive officer of the promoter and control person. (Note: names of directors, executive officers and promoters must be consistent with the information in Item 9 of the report, if required to be provided.)

- 1. Family name
- 2. First given name
- 3. Secondary given names
- 4. Residential street address
- 5. Municipality
- 6. Province/State
- 7. Postal code/Zip code
- 8. Country
- 9. Indicate whether the individual is a control person, or a director and/or executive officer of a control person (*if applicable*)

d) Non-individual control persons (if applicable)

If the control person is not an individual, provide the following information. For locations within Canada, state the province or territory, otherwise state the country.

- 1. Organization or company name
- 2. Province or country of business location

Questions:

Refer any questions to:

Alberta Securities Commission

Suite 600, 250 – 5th Street SW Calgary, Alberta T2P 0R4 Telephone: (403) 297-6454

Toll free in Canada: 1-877-355-0585

Facsimile: (403) 297-2082

British Columbia Securities Commission

P.O. Box 10142, Pacific Centre 701 West Georgia Street

Vancouver, British Columbia V7Y 1L2

Inquiries: (604) 899-6854

Toll free in Canada: 1-800-373-6393

Facsimile: (604) 899-6581 Email: inquiries@bcsc.bc.ca

The Manitoba Securities Commission

500 – 400 St. Mary Avenue Winnipeg, Manitoba R3C 4K5 Telephone: (204) 945-2548

Toll free in Manitoba 1-800-655-5244

Facsimile: (204) 945-0330

Financial and Consumer Services Commission (New Brunswick)

85 Charlotte Street, Suite 300 Saint John, New Brunswick E2L 2J2 Telephone: (506) 658-3060 Toll free in Canada: 1-866-933-2222

Facsimile: (506) 658-3059 Email: info@fcnb.ca

Government of Newfoundland and Labrador Financial Services Regulation Division

P.O. Box 8700 Confederation Building 2nd Floor, West Block Prince Philip Drive

St. John's, Newfoundland and Labrador A1B 4J6

Attention: Director of Securities Telephone: (709) 729-4189 Facsimile: (709) 729-6187

Government of the Northwest Territories Office of the Superintendent of Securities

P.O. Box 1320

Yellowknife, Northwest Territories X1A 2L9

Attention: Deputy Superintendent, Legal & Enforcement

Telephone: (867) 920-8984 Facsimile: (867) 873-0243

Nova Scotia Securities Commission

Suite 400, 5251 Duke Street Duke Tower

Duke Tower P.O. Box 458

Halifax, Nova Scotia B3J 2P8 Telephone: (902) 424-7768 Facsimile: (902) 424-4625

Government of Nunavut Department of Justice

Legal Registries Division P.O. Box 1000, Station 570 1st Floor, Brown Building Iqaluit, Nunavut XOA 0H0 Telephone: (867) 975-6590 Facsimile: (867) 975-6594

Ontario Securities Commission

20 Queen Street West, 22nd Floor Toronto, Ontario M5H 3S8 Telephone: (416) 593- 8314 Toll free in Canada: 1-877-785-1555

Facsimile: (416) 593-8122

Email: exemptmarketfilings@osc.gov.on.ca

Public official contact regarding indirect collection of information:

Inquiries Officer

Prince Edward Island Securities Office

95 Rochford Street, 4th Floor Shaw Building

P.O. Box 2000

Charlottetown, Prince Edward Island C1A 7N8

Telephone: (902) 368-4569 Facsimile: (902) 368-5283

Autorité des marchés financiers

800, Square Victoria, 22e étage C.P. 246, Tour de la Bourse Montréal, Québec H4Z 1G3

Telephone: (514) 395-0337 or 1-877-525-0337 Facsimile: (514) 873-6155 (For filing purposes only) Facsimile: (514) 864-6381 (For privacy requests only)

Email: financementdessocietes@lautorite.qc.ca (For corporate finance issuers); fonds_dinvestissement@lautorite.qc.ca (For

investment fund issuers)

Financial and Consumer Affairs Authority of Saskatchewan

Suite 601 - 1919 Saskatchewan Drive Regina, Saskatchewan S4P 4H2 Telephone: (306) 787-5879 Facsimile: (306) 787-5899

Government of Yukon

Department of Community Services

Law Centre, 3rd Floor 2130 Second Avenue Whitehorse, Yukon Y1A 5H6 Telephone: (867) 667-5314 Facsimile: (867) 393-6251