

CERTIFICATE OF QUALIFICATIONS

June 6, 2018

To: **Autorité des marchés financiers**

And to: **the securities regulatory authority in each of the provinces of Alberta, British Columbia and Ontario**

And to: **The Canadian Securities Exchange**

Dear Sirs/Mesdames:

Re: Technical Report written for the Issuer with an effective date of May 30, 2017 and amended and restated as of May 18, 2018 entitle “The Robelin Property, Northern Labrador Through, Kativik, Koksoak River, Québec, NTS 24F12 and 13”
(the “Technical Report”)

I, Michel Boily, Ph.D., P. Geo. hereby certify that:

I am a Canadian citizen residing at 2121 de Romagne, Laval, Québec, Canada.

I obtained a Ph.D. in geology from the Université de Montréal in 1988.

I am a registered Professional Geologist in good standing with l’Ordre des Géologues du Québec (OGQ; permit # 1097). I have practiced the profession of geologist for the last 40 years.

I had the following work experience:

From 1986 to 1987: Research Associate in Cosmochemistry at the University of Chicago, Chicago, Illinois, USA.

From 1988 to 1992: Researcher at IREM-MERI/McGill University, Montréal, Québec as a coordinator and scientific investigator in the high technology metals project undertaken in the Abitibi greenstone belt and Labrador.

From 1992 to present: Geology consultant with Geon Ltée, Montréal, Québec. Consultant for several mining companies. I participated, as a geochemist, in two of the most important geological and metallogenic studies accomplished by the Ministère des Richesses naturelles du Québec (MRNQ) in the James Bay area and the Far North of Québec (1998-2005). I am a specialist of granitoid-hosted precious and rare metal deposits and of the stratigraphy and geochemistry of Archean greenstone belts.

I have gathered field experience in the following regions : James Bay, Quebec; Strange Lake, Labrador/Quebec; Val d'Or and Rouyn-Noranda, Quebec; Grenville (Saguenay and Gatineau area); Cadillac, Quebec; Otish Mountains, Quebec, Lower North Shore, Quebec, Sinaloa, Sonora and Chihuahua states, Mexico, Marrakech and Ouarzazate, Morocco, San Juan, Argentina and Nicaragua.

I am the author of the entire Technical Report written for Genius Properties Ltd. (the "Issuer") with an effective date of May 30, 2017 and amended and restated as of May 18, 2018, and I am responsible for its content.

I am an independent qualified person, within the meaning of National Instrument 43-101 - Standards of Disclosure for Mineral Projects ("NI 43-101").

I have no prior involvement with the property that is the subject of the Technical Report, other than the preparation of the initial version of the Technical Report made as of November 9, 2017.

I have read NI 43-101 and the Technical Report has been prepared in accordance with NI 43-101.

As of May 18, 2018, to the best of my knowledge, information and belief, this technical report contains all scientific and technical information that is required to be disclosed to make the report not misleading.

I consent to the filing of the Technical Report with any stock exchange and any other regulatory authority and any publication by them for regulatory purposes, including electronic publication in the public company files on their websites accessible by the public.

Sincerely,

(s) Michel Boily, Ph.D. geo.