



Press Release # 7-2019

For Immediate Broadcast

THE DELMA GROUP INC. ANNOUNCES THE ACQUISITION OF A MULTI-MILLION VALUED COMMERCIAL REAL-ESTATE PROPERTY LOCATED IN SALABERRY-DE-VALLEYFIELD, QUEBEC

Montreal, Quebec, Canada, July 29, 2019 – The Delma Group Inc. (CSE: DLMA) (the “**Company**” or “**Delma**”) announces that it has closed the acquisition of the commercial real estate property located at 395-425, rue des Érables, Salaberry-de-Valleyfield, Quebec (the “**Property**”). The acquisition was completed by virtue of purchasing 100% of the issued and outstanding shares of 9371-9904 Québec Inc. (“**9371**”), a private portfolio company that owns all of the equity interest in the Property, held jointly by two arm’s length parties to the Company (collectively, the “**Vendors**”) (the “**Transaction**”). The Transaction is closed on Thursday, July 25, 2019.

The acquisition of 9371 was paid at a net price of \$2,244,967 paid by the issuance of 955,305 class A common shares in the capital of Delma at a price of \$2.35 per common share (the “**Purchase Price**”), which Purchase Price is inclusive of the settlement of an outstanding debt held by one of the Vendors against the Company, totalling \$400,000 and being settled by the issuance of common shares of the Corporation at a price of \$2.35 per common share. No finder’s fee or commissions of any kind has been paid in connection with the Transaction.

The parties have agreed that the Transaction be structured as a purchase and rollover transaction with Delma’s wholly-owned subsidiary, Delma Real Estate Corporation (“**DREC**”) for tax efficiency purposes. The Transaction does not constitute a “related party transaction” as such term is defined in Multilateral Instrument 61-101 – *Protection of Minority Security Holders in Special Transaction*, and, as such, will not require shareholder approval.

This Transaction increases the Company’s total assets to about \$110M.

About The Delma Group Inc.:

Delma operates in Canada in the development, acquisition and management of multi-purpose real estate, including retail, multi-suite residential, industrial, and office buildings as well as land for future development. The Company’s investment platform is based on an integrated, agile and efficient develop-to-own strategy that enables the group to capture development profits and the value-add while securing stable long-term returns.

For more information, please visit www.delma.ca and www.sedar.ca. DLMA.CN

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