

FORM 7

MONTHLY PROGRESS REPORT

Name of Listed Issuer: Genius Properties (the "Issuer").

Trading Symbol: GNI

Number of Outstanding Listed Securities: 58,786,744

Date: May 7, 2018

This Monthly Progress Report must be posted before the opening of trading on the fifth trading day of each month. This report is not intended to replace the Issuer's obligation to separately report material information forthwith upon the information becoming known to management or to post the forms required by Exchange Policies. If material information became known and was reported during the preceding month to which this report relates, this report should refer to the material information, the news release date and the posting date on the Exchange website.

This report is intended to keep investors and the market informed of the Issuer's ongoing business and management activities that occurred during the preceding month. Do not discuss goals or future plans unless they have crystallized to the point that they are "material information" as defined in the Policies. The discussion in this report must be factual, balanced and non-promotional.

General Instructions

- (a) Prepare this Monthly Progress Report using the format set out below. The sequence of questions must not be altered nor should questions be omitted or left unanswered. The answers to the items must be in narrative form. State when the answer to any item is negative or not applicable to the Issuer. The title to each item must precede the answer.
- (b) The term "Issuer" includes the Issuer and any of its subsidiaries.
- (c) Terms used and not defined in this form are defined or interpreted in Policy 1 – Interpretation and General Provisions.

Report on Business

1. Provide a general overview and discussion of the development of the Issuer's business and operations over the previous month. Where the Issuer was inactive disclose this fact.

Genius Properties Ltd focused its efforts to acquire all of the issued and outstanding common shares of Cerro de Pasco Resources SA, a corporation incorporated under the laws of Peru as announced by press release on November 9, 2017. In addition, the Company continues to evaluate several strategies to increase the value and quality of its portfolio of properties held in Quebec and Nova Scotia.

In April, the Corporation has closed a non brokered private placement for total aggregate gross proceeds of \$2,336,250 (the "Offering") through the issuance of 15,575,000 units of the Corporation ("Units") at a price of \$0.15 per Unit. Each Unit is comprised of one common share of the Corporation (a "Share") and one-half of one Share purchase warrant (each whole, a "Warrant"). Each Warrant will entitle its holder to purchase one additional

Share at a price of \$0.25 per Share for a period of 12 months from the date of its issuance, provided however that the Corporation shall be entitled to accelerate the expiry of the Warrants to the date that is 30 days following the date a notice is provided to the holder in the event that the volume weighted average price of the Shares on the Canadian Securities Exchange exceeds \$0.50 for any twenty (20) consecutive trading days at any time prior to the expiry of the Warrants.

Insiders of the Corporation purchased a total of 400,000 Units. Their participation in the Offering constitutes a "related party transaction" as defined under National Instrument 61-101 - Protection of Minority Security Holders in Special Transactions ("NI 61-101"). However, such participation is exempt from the valuation and minority shareholder approval requirements of NI 61-101 based on the fact that neither the fair market value of the Offering, nor the consideration paid by such persons, exceeds 25% of the Corporation's market capitalization. The Corporation did not file a material change report at least 21 days prior to the closing of the Offering as participation of the insiders had not been established at that time.

All securities issued pursuant to the Offering are subjected to a hold period under applicable securities laws, which will expire four months plus one day from their issuance.

In connection with the Offering, Genius paid finder's fees to arm's length third parties in the amount of \$34,814.5.

Extension of Warrants

Genius also announced that the expiry date of 5,435,033 common share purchase warrants originally issued on May 26, 2017, December 8, 2017, December 15, 2017, December 21, 2017 and December 29, 2017, all valid for 12 months, has been extended to April 27, 2019. Each such warrant remains exercisable at a price of \$0.25 per Share.

2. Provide a general overview and discussion of the activities of management.

As part of the Proposed Transaction with Cerro de Pasco, Genius intends to transfer ("**Spin-Off**") all of its current mining properties (the "**Genius Properties**") to a new wholly-owned Canadian subsidiary ("**SpinCo**"). Genius will continue the exploration and development of the Genius Properties through SpinCo, re-distribute the common shares of SpinCo to its current shareholders and apply to have them listed on the Exchange.

3. Describe and provide details of any new products or services developed or offered. For resource companies, provide details of new drilling, exploration or production programs and acquisitions of any new properties and attach any mineral or oil and gas or other reports required under Ontario securities law.

N/A

4. Describe and provide details of any products or services that were discontinued. For resource companies, provide details of any drilling, exploration or production programs that have been amended or abandoned.

N/A

5. Describe any new business relationships entered into between the Issuer, the Issuer's affiliates or third parties including contracts to supply products or services, joint venture

agreements and licensing agreements etc. State whether the relationship is with a Related Person of the Issuer and provide details of the relationship.

N/A

6. Describe the expiry or termination of any contracts or agreements between the Issuer, the Issuer's affiliates or third parties or cancellation of any financing arrangements that have been previously announced.

N/A

7. Describe any acquisitions by the Issuer or dispositions of the Issuer's assets that occurred during the preceding month. Provide details of the nature of the assets acquired or disposed of and provide details of the consideration paid or payable together with a schedule of payments if applicable, and of any valuation. State how the consideration was determined and whether the acquisition was from or the disposition was to a Related Person of the Issuer and provide details of the relationship.

N/A

8. Describe the acquisition of new customers or loss of customers.

N/A

9. Describe any new developments or effects on intangible products such as brand names, circulation lists, copyrights, franchises, licenses, patents, software, subscription lists and trade-marks.

10. N/A

11. Report on any employee hirings, terminations or lay-offs with details of anticipated length of lay-offs.

N/A

12. Report on any labour disputes and resolutions of those disputes if applicable.

N/A

13. Describe and provide details of legal proceedings to which the Issuer became a party, including the name of the court or agency, the date instituted, the principal parties to the proceedings, the nature of the claim, the amount claimed, if any, if the proceedings are being contested, and the present status of the proceedings.

N/A

14. Provide details of any indebtedness incurred or repaid by the Issuer together with the terms of such indebtedness.

N/A

15. Provide details of any securities issued and options or warrants granted.

Security	Number Issued	Details of Issuance	Use of Proceeds ⁽¹⁾
Common shares	15,575,000	Issuance of 15,575,000 units at a price of \$0.15 per unit for gross proceeds of \$2,336,250. Each unit consists of one (1) common share	The Corporation will use the net proceeds of the Offering for its working capital and as a cash contribution in connection with the

		and one-half (1/2) share purchase warrants.	proposed transaction with Cerro de Pasco Resources S.A.
Warrants	7,787,500	Each warrant will entitle its holder to purchase one additional common share at a price of \$0.25 per share until April 27, 2018.	For the working capital.

(1) State aggregate proceeds and intended allocation of proceeds.

16. Provide details of any loans to or by Related Persons.

N/A

17. Provide details of any changes in directors, officers or committee members.

On April 26, 2018, Mr. Robert Boisjoli has been appointed as Interim CFO

18. Discuss any trends which are likely to impact the Issuer including trends in the Issuer's market(s) or political/regulatory trends.

N/A

Certificate Of Compliance

The undersigned hereby certifies that:

1. The undersigned is a director and/or senior officer of the Issuer and has been duly authorized by a resolution of the board of directors of the Issuer to sign this Certificate of Compliance.
2. As of the date hereof there were is no material information concerning the Issuer which has not been publicly disclosed.
3. The undersigned hereby certifies to the Exchange that the Issuer is in compliance with the requirements of applicable securities legislation (as such term is defined in National Instrument 14-101) and all Exchange Requirements (as defined in CNSX Policy 1).
4. All of the information in this Form 7 Monthly Progress Report is true.

Dated May 7, 2018.

Guy Goulet

Name of Director or Senior Officer



Signature

President & Chief Executive Officer

Official Capacity

Issuer Details Name of Issuer	For Month End	Date of Report YY/MM/D
<u>Genius Properties Ltd.</u>	<u>December 2017</u>	<u>2017/01/05</u>
Issuer Address		
<u>Suite 203, 22 Lafleur Ave N.</u>		
City/Province/Postal Code	Issuer Fax No.)	Issuer Telephone No.
<u>St-Sauveur (Québec)</u>		<u>(579) 476-7000</u>
Contact Name	Contact Position	Contact Telephone No.
<u>Guy Goulet</u>	<u>President & CEO</u>	<u>(514) 294-7000</u>
Contact Email Address	Web Site Address	
<u>ggoulet@geniusproperties.ca</u>	<u>www.geniusproperties.ca</u>	