

FORM 7

MONTHLY PROGRESS REPORT

Name of Listed Issuer: Affinor Growers Inc. (the "Issuer").

Trading Symbol: AFI

Number of Outstanding Listed Securities: 182,319,335

Date: January 31, 2021

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.
 - On January 11, 2021, the Company announced that it has received U.S. Patent No US D896,690S on September 22, 2020, in relation to the Company's new hydroponic home Vertical Growing Technology.

- On January 22, 2021, the Company announced that it had entered into a lease agreement with Nick Brusatore, the current CEO, pursuant to which the Company agreed to lease approximately 27,000 aggregate square feet of rental area, consisting of 15,000 square foot greenhouse operation and 12,000 square foot composting building located in Abbotsford, BC. The Company will pay Mr. Brusatore \$81,000 per year in to lease the premises. Any funds spent by the Company in improvements, both Landlord and Tenant improvements will be offset by a free rent period where no rent will be paid to Mr. Brusatore.
 - The Company started to plan the work necessary for the Landlord and Tenant improvements on the green house and composting building.
 - The Company continued on business development and working with potential customers for the vertical farming towers.
2. Provide a general overview and discussion of the activities of management.
- Management continued working with the First Nations group to assist in creating marketing material to be used to present to First Nation's communities and introduce the Vertical farming technology to them.
 - Management starting gathering quotes to make the necessary enhancements to the greenhouse and composting building so that it can began production.
 - Management also announced the Annual General Meeting to be set for March 5, 2021.
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.
- None
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.
- None
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.
- On January 22, 2021, the Company announced that it had entered into a lease agreement with Nick Brusatore, the current CEO, pursuant to which the Company agreed to lease approximately 27,000 aggregate square feet of rental area, consisting of 15,000 square foot greenhouse operation and 12,000 square foot composting building located in Abbotsford, BC. The Company will pay Mr. Brusatore \$81,000 per year in to lease the premises. Any funds spent by the Company in improvements, both Landlord and Tenant improvements will be offset by a free rent period where no rent will be paid to Mr. Brusatore.
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.
- None

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.
 - On January 22, 2021, the Company announced that it had entered into a lease agreement with Nick Brusatore, the current CEO, pursuant to which the Company agreed to lease approximately 27,000 aggregate square feet of rental area, consisting of 15,000 square foot greenhouse operation and 12,000 square foot composting building located in Abbotsford, BC. The Company will pay Mr. Brusatore \$81,000 per year in to lease the premises. Any funds spent by the Company in improvements, both Landlord and Tenant improvements will be offset by a free rent period where no rent will be paid to Mr. Brusatore.
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.
 - On January 11, 2021, the Company announced that it has received U.S. Patent No US D896,690S on September 22, 2020, in relation to the Company's new hydroponic home Vertical Growing Technology.
10. Report on any employee hiring, terminations or lay-offs with details of anticipated length of lay-offs. N/A
11. Report on any labour disputes and resolutions of those disputes if applicable. N/A
12. 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.
 - None
13. Provide details of any indebtedness incurred or repaid by the Issuer together with the terms of such indebtedness.
 - None
14. Provide details of any securities issued and options or warrants granted.

Security	Number Issued	Details of Issuance	Use of Proceeds ⁽¹⁾
NA			

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

15. Provide details of any loans to or by Related Persons. N/A
16. Provide details of any changes in directors, officers or committee members.
N/A
17. 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 February 4, 2021.

Sarj Dhaliwal
Name of Director or Senior
Officer
sarj dhaliwal
Signature
CFO
Official Capacity

Issuer Details		For Month	Date of Report
Name of Issuer		End	YY/MM/D
Affinor Growers Inc.		December 31, 2020	21/1/11
Issuer Address			
4 th Floor			
595 Howe St.			
City/Province/Postal Code		Issuer Fax No.	Issuer Telephone No.
Vancouver, BC, V6C 2T5		N/A	(604) 757-4100
Contact Name		Contact Position	Contact Telephone No.
Sarj Dhaliwal		CFO	604-757-4100
Contact Email Address		Web Site Address	
sarj@affinorgrowers.com		www.affinorgrowers.com	