

## FORM 7

### **MONTHLY PROGRESS REPORT**

Name of Listed Issuer: CIM International Group Inc. (the "Issuer").

Trading Symbol: CIM

Number of Outstanding Listed Securities: 46,132,616

Date: September 4, 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.  
  
**The Issuer continued to manage its current business operations and also assess potential business expansion opportunities and consider strategic initiatives regarding properties, financings, management and other entities.**
2. Provide a general overview and discussion of the activities of management.

**In August, the board of directors and executive management assisted with the developments described in Section 1 above. The management and directors of the Issuer continued to review and evaluate the Issuer's existing projects and potential acquisitions as well as other business development strategies. In addition, management and the directors reviewed various financing options to raise capital in the markets.**

**Also, in August, the management worked closely with the board of directors in the preparation of required materials for the upcoming annual general and special meeting of the shareholders to be held on October 16, 2018 with a record date of September 11, 2018.**

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.

**Not applicable.**

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.

**Not applicable.**

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.

**Not applicable.**

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.

**Not applicable.**

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.

**Not applicable.**

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

**Not applicable.**

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.

**Not applicable.**

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

**Not applicable.**

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

**Not applicable.**

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.

**Not applicable.**

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

**The Issuer closed on August 2, 2018 the last tranche of a previously announced private placement on a non-brokered basis (the “Private Placement”) raising additional gross proceeds of \$1,435,000 by issuing three-year term secured debentures bearing interest calculated at a rate of 13.5% per annum payable semi-annually (the “Debentures”). The Debentures are secured by 1,435,000 class A limited partner units (the “Class A Units”) owned by the Issuer in the capital of CIM Mackenzie Creek Limited Partnership which are redeemable at \$1.00 per Class A Unit on a date which approximates the maturity of the Debentures and earn a 20% annual distribution for the period they remain outstanding. The Issuer raised aggregate gross proceeds of \$10,000,000 following completion of all of the tranches of the Private Placement.**

**Net proceeds of the Private Placement were used to purchase a three-year term secured debenture bearing interest calculated at a rate of 20% per annum payable semi-annually (the “Investment”) from Bayview Creek (CIM) LP, the beneficial owner of the Bayview Creek residential development project located at 10747 Bayview Avenue, Richmond Hill, Ontario, Canada. This Investment is secured by (i) a covenant to provide a mortgage against the title of the said real estate project in the event of default of the Investment or an event of default under any mortgage on title to the said real estate project, and (ii) a negative pledge containing certain covenants common in mortgage transactions, including a covenant not to further encumber the said real estate project without the prior written consent of the Issuer.**

**The Issuer paid a finder’s fee equal to four percent (4%) of the gross proceeds of the Private Placement raised from investors referred to the Issuer by the finders.**

The Private Placement and the proposed Investment (collectively, the “Transactions”) were considered “related party transactions” within the meaning of Multilateral Instrument 61-101 – Protection of Minority Security Holders in Special Transactions (the “MI 61-101”) as (i) Jiubin Feng, one of the directors and senior officers of CIM, is also a director and officer of the general partner of Bayview Creek (CIM) LP and (ii) the general partner of Bayview Creek (CIM) LP is also the general partner of one of the insiders of the Issuer, namely CIM Investment & Development LP. The Transactions were exempt from the formal valuation and disinterested shareholder approval requirements under MI 61-101 as the Transactions are supported by an arm’s length control party, namely Shang Titlist Investment Inc., who owns or exercises control over more voting securities of CIM than any other shareholder, including Jiubin Feng, an interested party, and is at arm’s length to Jiubin Feng.

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

**Not applicable.**

Security	Number Issued	Details of Issuance	Use of Proceeds <sup>(1)</sup>
N/A			

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

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

**See Section 13 above.**

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

**Not applicable.**

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

**The Issuer will remain subject to general market trends that impact the real estate and junior resource sectors, including the ability of the Issuer to identify and pursue suitable acquisitions and business proposals and the ability of the Issuer to finance such acquisitions and business proposals.**

## 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 September 4, 2018.

Dan Fuoco  
Name of Director or Senior  
Officer

Signed by: "Dan Fuoco"  
Signature  
Chief Financial Officer  
Official Capacity

<b>Issuer Details</b> Name of Issuer <b>CIM International Group Inc.</b>	For Month End <b>August 31, 2018</b>	Date of Report YY/MM/D <b>2018/09/04</b>
Issuer Address <b>55 Commerce Valley Drive West, Suite 502</b>		
City/Province/Postal Code <b>Markham, Ontario L3T 7V9</b>	Issuer Fax No. <b>(905) 597-6885</b>	Issuer Telephone No. <b>(905) 597-8858</b>
Contact Name <b>Dan Fuoco</b>	Contact Position <b>Chief Financial Officer</b>	Contact Telephone No. <b>(905) 597-8858</b>
Contact Email Address <a href="mailto:dan.fuoco@cimintgroup.com">dan.fuoco@cimintgroup.com</a>	Web Site Address <b>www.cimintgroup.com</b>	