

FORM 7

MONTHLY PROGRESS REPORT

Name of Listed Issuer: **GameSquare Esports Inc. (the "Issuer" and/or the "Company")**

Trading Symbol: **GSQ**

Number of Outstanding Listed Securities: **[243,901,900]**

Date: **August 6, 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.

The Company's material activities are disclosed in its press releases as posted on SEDAR.

Pursuant to a purchase agreement dated July 14, 2021, on July 27, 2021, the Company acquired 100% of the issued and outstanding membership units of Swingman LLC (dba Cut+Sew and Zoned) ("Swingman"), a marketing agency operating in the sports and esports industries (the "Acquisition"). As consideration for the Acquisition, the Company

issued 2 million of its common shares (“Common Shares”) to former members of Swingman (the “Vendors”).

Additionally, certain members of Swingman became entitled to receive (i) up to \$1,250,000 paid in Common Shares and up to \$150,000 paid in cash if Swingman generates up to US\$1.0 million of EBITDA in the 12 months following the closing of the Acquisition (the “Closing”), and (ii) up to \$2,210,000 paid in Common Shares and up to \$240,000 paid in cash if Swingman generates EBITDA of up to US\$1.5 million in EBITDA in the period of 12 to 24 months following the Closing, for a maximum consideration of up to \$7.85 million paid in cash and Common Shares.

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

The Company changed its financial year end from November 30 to December 31.

Management continues to seek out acquisition targets in the esports market and, more broadly, in sports and entertainment.

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.

The Company did not terminate any contracts nor did any existing contracts expire.

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.

Please see item 1 above. The consideration was determined through arm’s length negotiation and, immediately prior to Closing, none of the Vendors were Related Persons of the Issuer.

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

Please see item 1 above.

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.

Please see item 1 above.
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.

Not applicable.
14. Provide details of any securities issued and options or warrants granted.

Please see item 1 above.

Secondly, the Issuer issued 42,500,000 units (the "Units") of the Issuer at a price of \$0.40 per Unit for gross proceeds of \$17 million. Each Unit consists of one common share of the Issuer and one-half of one common share purchase warrant (each whole warrant, a "Warrant"). Each Warrant entitles the holder to acquire one additional common share at an exercise price of \$0.60 for a period of 24 months from issuance, subject to acceleration in certain circumstances. In consideration for the services rendered by the underwriters in connection with the offering, the Company also issued an aggregate of 1,487,500 broker warrants (the "Broker Warrants"), with each Broker Warrant exercisable into that number of Units at an exercise price of \$0.40 for a period of 36 months from the closing date.

In addition, the Company issued 1,000,000 Common Shares to the Company's chief executive officer upon the vesting of an equal number of previously granted restricted share units.

Finally, the Company granted 1,575,000 restricted share units to certain employees of the Company's wholly-owned subsidiary in accordance with the Company's restricted share unit compensation plan, each of which entitles the holder to one Common Share upon vesting.
15. Provide details of any loans to or by Related Persons.

Not applicable.
16. Provide details of any changes in directors, officers or committee members.

Paradigm Sports joined the Company's advisory board.
17. Discuss any trends which are likely to impact the Issuer including trends in the Issuer's market(s) or political/regulatory trends.

The operations of the Company could be significantly adversely affected by the effects of COVID-19. Otherwise, management of the Company has considered but not identified any specific trends which are likely to impact the Company's business.

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: August 6, 2021

Kevin Wright
Name of Director or Senior Officer

"Kevin Wright"
Signature

President
Official Capacity

Issuer Details Name of Issuer	For Month End	Date of Report YY/MM/D
GameSquare Esports Inc.	July 2021	21/08/6
Issuer Address		
198 Davenport Road		
City/Province/Postal Code	Issuer Fax No.	Issuer Telephone No.
Toronto, ON M5R 1J2	(416) 861-8165	(416) 861-1685
Contact Name	Contact Position	Contact Telephone No.
Aaron Atin	Corporate Secretary	(416) 861-5888
Contact Email Address aaron.atin@FMRESOURCES.CA	Web Site Address www.gamesquare.com	

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