

## FORM 7

### MONTHLY PROGRESS REPORT

Name of Listed Issuer: **Emergia Inc. (formerly The Delma Group Inc.) (the “Issuer” or the “Corporation”).**

Trading Symbol: **EMER**

Number of Outstanding  
Listed Securities: **23,952,235**

Date: **September 8, 2020**

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 August 21, 2020, the Corporation has filed its interim financial statements for the six-month period ended June 30, 2020 and its related MD&A.***

***Notwithstanding the current market uncertainties, the Issuer succeeded in completing, on July 16, 2020 a first closing of its Private Placement Offering in the amount of \$6,545,364 representing 8,727,152 units (each unit comprising 1 Class A Common Share and 1 warrant entitling the holder to purchase one Common Share at a price of \$1.25 per Common Share until December 31, 2021). Each unit was issued at a price of \$0.75. In August 2020, the Corporation***

**also issued 339,776 Units at a price of \$0.75 per Unit for total amount of \$254,832 in full satisfaction of an aggregate outstanding debts of the Corporation or in cash.**

**Furthermore, the Corporation continued its discussions to refinance the balance of its current short-term facilities and loans.**

**In August, the Corporation continued its mitigation of the COVID-19 impact on its business. The Corporation, based on its diversified portfolio and class of tenants, has mitigated the impact on its revenues. The loss of revenues related to COVID-19 for the month of August 2020 is limited to \$15,965. The Corporation cannot predict what will be the exact impact in the future but estimates to be well positioned to face the downturns, if any. The Issuer continued to temporarily operate with a reduced work force.**

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

**See 1 above.**

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 trademarks.

**Not applicable.**

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

**See 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.

**See 1 above.**

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

<b>Security</b>	<b>Number Issued</b>	<b>Details of Issuance</b>	<b>Use of Proceeds<sup>(1)</sup></b>
<i>Class A Common Shares</i>	<i>339,776</i>	<i>Debt Conversion for an amount of \$104,832 and \$150,000 of new capital.</i>	<i>Reimbursement of short-term debt and working capital</i>
<i>Warrants</i>	<i>339,776</i>	<i>Issuance of units – Debt Conversion</i>	<i>Will depend on time of exercise of the warrants. Will be either reimbursement of debts or working capital or both.</i>

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

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.

**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 is subject to various market, political and regulatory trends as a result of the COVID-19 situation and additional business and financial risks that may result therefrom. There can be no assurance that the Issuer will not be impacted by adverse consequences that may be brought about by the COVID-19 pandemic on global financial markets, share prices and financial liquidity and that may severely limit the financing capital available to the Issuer.***

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

***See also the Issuer's Management Discussion and Analysis for the period ended December 31, 2019 dated June 15, 2020 for a description of further trends, risks and uncertainties facing the Issuer.***

***This form contains forward-looking information that reflects the current expectations, estimates and projections of management about the future results, performance, liquidity, achievements, prospects or opportunities for the Corporation. Forward-looking statements are based upon a number of assumptions and are subject to a number of known and unknown risks and uncertainties, many of which are beyond the Issuer's control, including the effect of the COVID-19 pandemic on the Corporation's financial condition, the real estate industry, and society as a whole, that could cause actual results to differ materially from those that are disclosed in or implied by such forward-looking statements. There can be no assurance that forward-looking information will prove to be accurate, as actual results and future events could differ materially from those expected or estimated in such statements. Accordingly, readers should not place undue reliance on forward-looking information.***

## 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 8, 2020.

Henri Petit

Name of Director or Senior Officer

/s/ "Henri Petit"

Signature

Chief Executive Officer

Official Capacity

<b>Issuer Details</b> Name of Issuer Emergia Inc.	For Month End August 2020	Date of Report YY/MM/D 20/09/08
Issuer Address 160 – 640 Avenue Orly		
City/Province/Postal Code Dorval, QC H9P 1E9	Issuer Fax No. (866) 285-4823	Issuer Telephone No. 1 (888) 520-1414
Contact Name Henri Petit	Contact Position CEO	Contact Telephone No. (514) 420-1414
Contact Email Address hpetit@emergia.com	Web Site Address www.emergia.com	