

FORM 7

MONTHLY PROGRESS REPORT – SEPTEMBER 2023

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

Trading Symbol: **EMER**

Number of Outstanding
Listed Securities: **55,175,734** (as at September 30, 2023)

Date: **October 02, 2023**

This Monthly Progress Report must be posted before the discrepancies 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 Corporation continues its plan to align its portfolio of investments, currently comprised in majority of development assets, with its strategy where Revenue Generating properties would represent 60% of its total assets and the remaining 40% would be equally comprised of Optimization assets and Development properties to maximise returns. Current actions also consider refinancing of the short-term debt into long-term debt, reduction of the interest burden and creation of joint ventures to execute the realization of some projects.

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.
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.

Not applicable.

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

Security	Number Issued	Details of Issuance	Use of Proceeds⁽¹⁾
n/a	n/a	n/a	n/a

(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.

Non 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 conditions. There can be no assurance that the Issuer will not be impacted by adverse consequences that may be brought about by global financial markets, share prices and financial liquidity and that may severely limit the financing capital available to the Issuer.

The Issuer will also 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 Annual Report and Management Discussion and Analysis for the period ended December 2021 dated May 6, 2022, and the Issuer's Q3-2022 Quarterly Report filed on November 16, 2022, for a description of further trends, risks and uncertainties facing the Issuer.

On May 2, 2023, the MCTO was issued against the Corporation's Chief Executive Officer and its Chief Financial Officer because the Corporation failed to file its audited financial statements for the fiscal year ended December 31, 2022, including the related Management Discussion and Analysis (collectively, the "Annual Financial Filings") on or before April 30, 2023 (the "Filing

Deadline”) as required under Part 4 and Part 5 of National Instrument 51-102 Continuous Disclosure Obligations (“NI 51-102”).

The Corporation was later granted an extension deadline to July 14, 2023 to file the 2022 Annual Financial Filings and 2023 quarterly interim filings.

The Failure-to-File Cease Trade Order was issued against the Corporation on July 19, 2023 due to the non-respect of the extended deadline, in accordance with the National Policy 11-207 Failure-to-File Cease Trade Orders in Multiple Jurisdictions (“NP 11-207”).

While during the MCTO, the trade in Corporation’s common shares is only forbidden to the Corporation’s Chief Executive Officer and Chief Financial Officer, but not to the general public, during the CTO, all trades are forbidden until the Annual Financial Filings have been filed and the Executive Direction of the BCSC revokes the CTO.

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 several assumptions and are subject to a number of known and unknown risks and uncertainties, many of which are beyond the Issuer’s control, 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: October 12, 2023.

Henri Petit

Name of Director or Senior Officer

/s/ "Henri Petit"

Signature

Chief Executive Officer

Official Capacity

Issuer Details	For Month End	Date of Report
Name of Issuer Emergia Inc.	September 2023	YY/MM/D 23/10/02
Issuer Address 402 – 185 Dorval Avenue		
City/Province/Postal Code Dorval, QC H9S 5J9	Issuer Fax No. 1 (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	