FORM7

MONTHLY PROGRESS REPORT

Name of Listed Issuer: The Delma Group Inc. (Aydon Income Properties Inc.) (the *"Issuer"*).

Trading Symbol: **DLMA**

Number of Outstanding Listed Securities: 13,371,458

Date: **Month of November 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 the CNSX Policies. If material information became known and was reported during the preceding month to which this rep011 relates, this report should refer to the material information, the news release date and the posting date on the CNSX.ca 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 unless they have crystallized to the point that they are "material information" as defined in the **CNSX** 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

I. 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 during the month of October 2018 is continuing administratively working to integrate its operations with Delma Group Inc., the entity with who the issuer conducted a RTO.

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

The Issuer's has refocused its business activities in real estate investment and development as described in the Information Circular field on SEDAR and has since the RTO made five acquisitions, respectively in April, May, June and July.

As at November 30th, 2018, the company has also one property left in Detroit MI.

Management is presently negotiating further acquisitions which will come on line in the next quarter.

The company is also finalizing the acquisition of the Glendimeer student housing project in Washington state.

Continuing development in the company's project in Bromont, where construction should commence in the issuing months.

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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 orabandoned.

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.

1 0. Report on any employee hiring's, terminations or lay-offs with details of anticipated length of lay-offs.

Not applicable.

11. Report on any labor 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.

Not applicable.

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.

The following are directors of the corporation and assumed their functions on January 1st, 2018.

Hasan Al-Shawa
Henri Petit
Joseph Cianci
Hazem al-Shawa
François Castonguay
Terry Badour
Hubert Marleau

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

The trends and risks which are likely to impact the Issuer on a post-reverse takeover basis are detailed in the Issuer's Management Information Circular dated November 27, 2017

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 where is no material information concerning the Issuer which has not been publicly disclosed.

3. The undersigned hereby ce1lifies to CNSX 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 CNSX Requirements (as defined in CNSX Policy 1).

4. All the information in this Form 7 Monthly Progress Report is true.

Dated **December 3rd, *2018***

Joseph Cianci, CPA,CA
Name of Director or Senior Officer

(s) Joseph Cianci
Signature

Chief Financial Officer
Official Capacity

Issuer Details *Name of Issuer* **The Delma Group Inc.**	*For Month End* **November 2018**	*Date of Report* *YYIMMIDD* 3/12/18
Issuer Address		
City/Province/Postal Code	*Issuer Fax No.*	*Issuer Telephone No.*
Contact Name	*Contact Position*	*Contact Telephone No.*
Contact Email Address	*Web Site Address* **www.aydonproperties.com**	

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