

FORM 9

NOTICE OF PROPOSED ISSUANCE OF LISTED SECURITIES **(or securities convertible or exchangeable into listed securities¹)**

Please complete the following:

Name of Listed Issuer: Innovative Properties Inc. (the "Issuer").

Trading Symbol: INR .

Date: November 23, 2018 .

Is this an updating or amending Notice: ☐ Yes ☒ No

If yes provide date(s) of prior Notices: November 20, 2018 .

Issued and Outstanding Securities of Issuer Prior to Issuance: 84,461,182.

Date of News Release Announcing Private Placement: November 13, 2018.

Closing Market Price on Day Preceding the Issuance of the News Release: \$0.19.

1. Private Placement (if shares are being issued in connection with an acquisition (either as consideration or to raise funds for a cash acquisition), proceed to Part 2 of this form)

Full Name & Residential Address of Placee	Number of Common Shares Purchased	Purchase price per Security (CDN\$)	Conversion Price (if Applicable)	Prospectus Exemption	No. of Securities, directly or indirectly, Owned, Controlled or Directed	Payment Date(1)	Describe relationship to Issuer (2)
Shareholder names and addresses contain personal information – a copy will be provided to the CSE on a confidential basis upon request	14,591,498	\$0.15	N/A	s. 2.3 of NI 45-106	N/A	November 21, 2018	Certain directors and officers have subscribed to the financing

Shareholder names and addresses contain personal information – a copy will be provided to the CSE on a confidential basis upon request	8,741,836	\$0.15	N/A	S 2.3 of NI 45-106	N/A	November 26, 2018	Certain officers have subscribed to the financing.
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- (1) Indicate date each placee advanced or is expected to advance payment for securities. Provide details of expected payment date, conditions to release of funds etc. Indicate if the placement funds been placed in trust pending receipt of all necessary approvals.
- (2) Indicate if Related Person.

¹An issuance of non-convertible debt does not have to be reported unless it is a significant transaction as defined in Policy 7, in which case it is to be reported on Form 10.

1. Total amount of funds to be raised: \$3,500,000.10.
2. Provide full details of the use of the proceeds. The disclosure should be sufficiently complete to enable a reader to appreciate the significance of the transaction without reference to any other material. Working capital, identify potential investment targets.
3. Provide particulars of any proceeds which are to be paid to Related Persons of the Issuer: N/A
4. If securities are issued in forgiveness of indebtedness, provide details and attach the debt agreement(s) or other documentation evidencing the debt and the agreement to exchange the debt for securities.
5. Description of securities to be issued:
 - (a) Class Common shares (the "Shares")
 - (b) Number up to 23,333,334
 - (c) Price per security \$0.15

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- (d) Voting rights one voting right per one share
6. Provide the following information if Warrants, (options) or other convertible securities are to be issued:
- (a) Number nil
- (b) Number of securities eligible to be purchased on exercise of Warrants (or options) not applicable
- (c) Exercise price not applicable
- (d) Expiry date not applicable
7. Provide the following information if debt securities are to be issued:
- (a) Aggregate principal amount nil
- (b) Maturity date not applicable
- (c) Interest rate not applicable
- (d) Conversion terms not applicable
- (e) Default provisions not applicable
8. Provide the following information for any agent's fee, commission, bonus or finder's fee, or other compensation paid or to be paid in connection with the placement (including warrants, options, etc.):
- (a) Details of any dealer, agent, broker or other person receiving compensation in connection with the placement (name, address. If a corporation, identify persons owning or exercising voting control over 20% or more of the voting shares if known to the Issuer):
Eventus Capital Corp – 181 Bay St Suite 302, Toronto, Ont M5J 2T3, Skanderbeg Capital Advisors Inc. - 1090 West Georgia St Suite 488, Vancouver, B.C. V6E 3V7, 1147144 BC Ltd - 2228 Kamloops St., V5M 3A3 Vancouver, Northhouse Capital Corp. – 1090 West Georgia Street, Suite 488, Vancouver, BC, V6E 3V7; Mackie Research Capital Corp. - Suite 1920 - 1075 West Georgia Street, Vancouver, BC V6E 3C9
- (b) Cash _____
- (c) Securities Eventus Capital Corp – 715,033 finders shares and 715,033 finders' warrants; Skanderbeg Capital Advisors Inc. –

694,564 finders' shares and 306,029 finders' warrants; 1147144 BC Ltd – 22,500 finders shares and 22,500 finders' warrants; Northhouse Capital Corp. – 43,600 finders shares and 43,600 finders warrants; and Mackie Research Corp. – 7,460 finders shares and 7,460 finders warrants.

(d) Other _____ .

(e) Expiry date of any options, warrants etc. November 21, 2020 and Nov 26, 2020 _____ .

(f) Exercise price of any options, warrants etc. \$0.15 _____ .

9. State whether the sales agent, broker, dealer or other person receiving compensation in connection with the placement is Related Person or has any other relationship with the Issuer and provide details of the relationship _____

Not related _____ .

10. Describe any unusual particulars of the transaction (i.e. tax “flow through” shares, etc.).

not applicable _____ .

11. State whether the private placement will result in a change of control.

No _____ .

12. Where there is a change in the control of the Issuer resulting from the issuance of the private placement shares, indicate the names of the new controlling shareholders. not applicable

_____ .

13. Each purchaser has been advised of the applicable securities legislation restricted or seasoning period. All certificates for securities issued which are subject to a hold period bear the appropriate legend restricting their transfer until the expiry of the applicable hold period required by National Instrument 45-102.

2. Acquisition

1. Provide details of the assets to be acquired by the Issuer (including the location of the assets, if applicable). The disclosure should be sufficiently

complete to enable a reader to appreciate the significance of the transaction without reference to any other material: _____
_____ .

2. Provide details of the acquisition including the date, parties to and type of agreement (eg: sale, option, license etc.) and relationship to the Issuer. The disclosure should be sufficiently complete to enable a reader to appreciate the significance of the acquisition without reference to any other material: _____
_____ .
3. Provide the following information in relation to the total consideration for the acquisition (including details of all cash, securities or other consideration) and any required work commitments:
 - (a) Total aggregate consideration in Canadian dollars: _____ .
 - (b) Cash: _____ .
 - (c) Securities (including options, warrants etc.) and dollar value: _____
_____ .
 - (d) Other: _____ .
 - (e) Expiry date of options, warrants, etc. if any: _____ .
 - (f) Exercise price of options, warrants, etc. if any: _____ .
 - (g) Work commitments: _____ .
4. State how the purchase or sale price was determined (e.g. arm's-length negotiation, independent committee of the Board, third party valuation etc).
5. Provide details of any appraisal or valuation of the subject of the acquisition known to management of the Issuer: _____
_____ .
6. The names of parties receiving securities of the Issuer pursuant to the acquisition and the number of securities to be issued are described as follows:

Name of Party (If not an individual, name all insiders of the Party)	Number and Type of Securities to be Issued	Dollar value per Security (CDN\$)	Conversion price (if applicable)	Prospectus Exemption	No. of Securities, directly or indirectly, Owned, Controlled or Directed by Party	Describe relationship to Issuer ⁽¹⁾

(1) Indicate if Related Person

7. Details of the steps taken by the Issuer to ensure that the vendor has good title to the assets being acquired: _____ .
8. Provide the following information for any agent's fee, commission, bonus or finder's fee, or other compensation paid or to be paid in connection with the acquisition (including warrants, options, etc.):
 - (a) Details of any dealer, agent, broker or other person receiving compensation in connection with the acquisition (name, address. If a corporation, identify persons owning or exercising voting control over 20% or more of the voting shares if known to the Issuer): ____.
 - (b) Cash _____ .
 - (c) Securities _____ .
 - (d) Other _____ .
 - (e) Expiry date of any options, warrants etc. _____ .
 - (f) Exercise price of any options, warrants etc. _____ .
9. State whether the sales agent, broker or other person receiving compensation in connection with the acquisition is a Related Person or has any other relationship with the Issuer and provide details of the relationship. _____

10. If applicable, indicate whether the acquisition is the acquisition of an interest in property contiguous to or otherwise related to any other asset acquired in the last 12 months. _____

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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 on behalf of the Issuer.
2. As of the date hereof there is not 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 CSE Policy 1).
4. All of the information in this Form 9 Notice of Issuance of Securities is true.

Dated November 23, 2018.

Kevin Ma
Name of Director or Senior
Officer

/s/ Kevin Ma
Signature

Director
Official Capacity