

FORM 7

MONTHLY PROGRESS REPORT

Name of CNSX Issuer: **Tower One Wireless Corp.** (“Tower One” or the “Issuer”).

Trading Symbol: **TO**

Number of Outstanding Listed Securities: **100,403,732**

Date: **September 3, 2021**

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.

Tower One continues to focus on the Built-to-Suit (“BTS”) telecommunications tower industry in Latin America. The Issuer’s principal business is leasing space on its telecommunication sites (“Towers”) to mobile network operators (“MNOs”). Lease terms are outlined in master lease agreements (“MLAs”) with MNOs. The Issuer builds, owns and operates Towers in Argentina, Colombia and Mexico. The Issuer host multiple MNO tenants on a single Tower with marginal incremental cost as collocation.

The process of building a Tower for an MNO starts with the MNO issuing “search rings” to the Issuer. A search ring represents a radius around a specific GPS coordinate and a height requirement for the MNO. A cell site within this search ring is critical for the MNO to provide quality cellular coverage to its customers. Due to the critical nature of the cell site’s location, little migration occurs among MNOs once a cell site is in place. After issuing a search ring, the Issuer looks for places to construct a Tower. This process is called “site acquisition” and takes anywhere from 1 to 90 days. Following completion of the site acquisition process, or in many cases concurrently with completion, the Issuer seeks permitting from local authorities. The final step is construction of the Tower, which typically takes less than 30 days. From start to finish, on average an individual MNO Tower site takes 180 days to be placed in service.

The process of site acquisition, permitting and construction are outsourced to specialized third party companies that focus on these services. The Issuer has internal groups, including legal, site acquisition, engineering and construction supervision that supervise these areas and manage the time, quality and service received.

Completed Towers: As of August 31, 2021, the Issuer had a total of 166 completed Towers, 9 out of the 166 have been constructed during the month of August 2021, and 28 Collocations in the following countries:

Country	Completed Towers	Collocations
Argentina	-	-
Colombia	152	28
Mexico	14	-
Total	166	28

Towers Under Construction: As of August 31, 2021, the Issuer had a total of 59 Towers under construction in the following countries:

Country	Towers under Construction
Argentina	-
Colombia	55
Mexico	4
Total	59

COVID-19: As the new Coronavirus known as COVID-19 spreads across the globe, the Issuer is taking measures to slow its propagation and protect our employees. The Issuer has put in place its business continuity plan for remote work and it is constantly assessing the fast-moving and unknown variables of the outbreak.

All our country operations are adhering to public safety local guidelines and maintaining a close observation of governmental guidelines on relevant health and safety practices, including social distancing and disinfection techniques, and protecting employees in the workplace.

The Issuer has facilitated remote working, providing employees with equipment, and setting up video conferencing accounts. Our employees in Argentina, Colombia and Mexico are working remotely from home, except for presence at the office in the countries where quarantine regulations at times allow it.

The Issuer received several assignments for the construction of new towers from different MNOs in Colombia and México and is currently constructing 59 new towers.

The Issuer continues to evaluate the long-term effects that a prolonged quarantine may have on the demand for the construction of new towers, the ability to operate effectively under limited mobility scenarios, and the interest of investors to continue supporting the Issuer.

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

Please see Section 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.

None, the Issuer continues to focus on its core BTS business.

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.

There is nothing to report on these matters.

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.

There is nothing to report on these matters.

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.

There is nothing to report on these matters.

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 provides details of the relationship.

The Company executed the sale of 45 finished towers in Argentina together with all the towers that were in different stages of construction in that country. The proceeds related to this sale and other aspects considered in this transaction totaled approximately USD 3,400,000.

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

There is nothing to report on these matters.

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.

There is nothing to report on these matters.

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

There is nothing to report on these matters.

11. Report on any labour disputes and resolutions of those disputes if applicable.

There is nothing to report on these matters.

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.

There is nothing to report on these matters.

13. Provide details of any indebtedness incurred or repaid by the Issuer together with the terms of such indebtedness.

There is nothing to report on these matters.

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

There is nothing to report on these matters.

15. Provide details of any loans to or by Related Persons.

There is nothing to report on these matters.

16. Provide details of any changes in directors, officers or committee members.

There is nothing to report on these matters.

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

The anticipated increased demand in its Colombia Subsidiary due to Colombia's Ministry of Information Technology and Communications (Ministerio de Tecnologías de la Información y las Comunicaciones, MinTIC) auction of the 700 MHz spectrum is starting to materialize. During the months of October and November 2020, the Issuer received several assignments for the construction of new towers from different MNOs in Colombia and in México and has, as of the date of this report 28 new sites under construction. During the last quarter of 2020, the Issuer has also received new colocations in Colombia.

The customer with whom the Issuer signed the new Master Service Agreement in the Republic of Colombia is expected to request approximately 200 new towers during 2020 and 2021.

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 is no material information concerning the Issuer which has not been publicly disclosed.
3. The undersigned hereby certifies 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 of the information in this Form 7 Monthly Progress Report is true.

Dated September 3, 2021

Alejandro Ochoa
Name of Director/Senior Officer

"Alejandro Ochoa"
Signature

Chief Executive Officer
Official Capacity

Issuer Details Name of Issuer Tower One Wireless Corp.	For Month End August 31, 2021	Date of Report YY/MM/DD 21/09/03
Issuer Address Suite 600 – 535 Howe Street		
City/Province/Postal Code Vancouver, BC, V6C 2Z4	Issuer Fax No. N/A	Issuer Telephone No. 917.546.3016
Contact Name Alejandro Ochoa	Contact Position Chief Executive Officer	Contact Telephone No. 917.546.3016
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