



Realia Properties Receives Approval from Debentureholders to Amend Debentures

January 19, 2021. Realia Properties Inc. (TSX Venture: RLP-V) (“**Realia**” or the “**Corporation**”) announced that, at the special meeting of holders (the “**Debentureholders**”) of 9.5% Convertible Redeemable Unsecured Subordinated Debentures (the “**Debentures**”) held on January 18, 2021, the Corporation has obtained approval from Debentureholders to amend the material terms of the Debentures, to be formalized in a second supplemental trust indenture to be entered into between the Corporation and BNY Trust Company of Canada.

The Debentures will be amended as follows:

- to extend the maturity date to September 30, 2025;
- decreasing the interest rate payable on the Debentures from 9.5% per annum to 4.75% per annum, retroactive to October 1, 2020; and
- allowing the Corporation to repay 50% of the principal amount outstanding at maturity in cash, and the remaining 50% of the principal amount outstanding at maturity by way of common shares at a price of \$0.10 per share.

Additionally, the amendments clarify that the conversion price of the Debentures will be \$0.06 per share or the minimum conversion price allowable under TSX Venture Exchange policies, whichever is greater.

Implementation of these proposals is subject to, among other things, the Corporation repaying \$1,589,700 (representing 35%) of the current principal amount outstanding under the Debentures, and receiving the conditional approval of the TSX Venture Exchange to relist the Debentures for trading. There are no assurances or guarantees that such conditions will be satisfied.

Assuming such conditions are met, an aggregate principal amount of \$2,952,300 in amended Debentures will be outstanding.

FOR FURTHER INFORMATION PLEASE CONTACT:

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About Realia

Realia is a real estate issuer which currently holds the following assets:

- a 99% beneficial interest in Martin Downs Town Center, a 36,252 square foot retail shopping centre, located in Palm City, Florida;
- A 100% beneficial interest in Metro Gateway Shopping Center, a 64,793 square foot retail shopping centre, located in Phoenix, Arizona; and
- A 100% beneficial interest in 116th Street Centre, a 44,854 square foot retail centre, located in Carmel, Indiana.

Neither TSX Venture Exchange nor its Regulation Services Provider (as that term is defined in the policies of the TSX Venture Exchange) accepts responsibility for the adequacy or accuracy of this release.