FINDEV INC.

FINDEV INC. ANNOUNCES DIVIDEND

TORONTO, CANADA – April 29th, 2021 - Findev Inc. ("**Findev**" or the "**Corporation**") (TSX-V: FDI), is pleased to announce that on April 18th, the Directors of the Corporations declared the following dividends:

Ex-Dividend Date	Record Date	Dividend to Paid on	Declared paid per Share	Estimated Aggregated Amount
June 28, 2022	June 29, 2022	July 15, 2022	$ 0.0075	$ 214,855.86
September 28, 2022	September 29, 2022	October 21, 2022	0.0075	214,855.86
December 28, 2022	December 29, 2022	January 13, 2023	0.0075	214,855.86
March 28, 2023	March 29 2022	April 14, 2023	0.0075	214,855.86

After giving effect of the above mentioned dividend, it brings the cumulative capital returned to shareholders via dividends since December 2016 to

Dividend to Paid on	Consecutive Dividend	Cumulative Capital Returned
July 15, 2022	23rd	$ 4,941,685
October 21, 2022	24th	5,156,541
January 13, 2023	25th	5,371,397
April 14, 2023	26th	5,586,252

The above-mentioned dividend to be paid on the common shares of the Corporation is designated as an eligible dividend for the purpose of the Income Tax Act (Canada) and any similar provincial and territorial legislation.

The declaration, amount and payment of future cash dividends are subject to the Board of Directors' continuing determination that the payment of dividends are in the best interests of the Corporation's shareholders and are in compliance with all laws and agreements of the Corporation applicable to the declaration and payment of such dividends.

About Findev

Findev is a publicly traded real estate finance company with a primary focused on financing real estate developers with one to five year terms during the development or redevelopment process as well as special situation loans. Loans are secured by either investment properties, real estate developments throughout the Greater Toronto Area and/or GSAs. Findev's unique market advantages include its expertise in real estate development and access to its real estate development partners. As a result, Findev is uniquely suited to assist developers engaged in challenging projects. For further information please visit Findev's website at www.findev.ca.

On behalf of the Company,

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Forward-Looking Statements

Certain statements in this document may constitute “forward-looking” statements, which involve known and unknown risks, uncertainties and other factors which may cause our actual results, performance or achievements, or industry results, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. When used in this document, such statements use words like “may”, “will”, “expect”, “continue”, “believe”, “plan”, “intend”, “would”, “could”, “should”, “anticipate” and other similar terminology. These statements reflect current assumptions and expectations regarding future events and operating performance and speak only as of the date of this document. Forward-looking statements involve significant risks and uncertainties, should not be read as guarantees of future performance or results, and will not necessarily be accurate indications of whether or not such results will be achieved. A number of factors could cause actual results to vary significantly from the results discussed in the forward-looking statements, including, but not limited to, the factors discussed under the “Risk Factors” section of the Corporation’s the most recently filed Annual Report which is available on SEDAR at www.sedar.com.

Although the forward-looking statements contained in this document are based upon what we believe are reasonable assumptions, we cannot assure investors that our actual results will be consistent with these forward-looking statements. We assume no obligation to update or revise these forward-looking statements to reflect new events or circumstances, except as required by securities law.