



FINDEV INC. ANNOUNCES DIVIDEND

TORONTO, CANADA – November 15th, 2024 - Findev Inc. (“**Findev**” or the “**Corporation**”) (TSX-V: FDI), is pleased to announce that on November 14th, 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
December 19, 2024	December 20, 2024	January 16 2025	\$ 0.0075	\$ 214,855.86
March 27, 2025	March 28, 2025	April 17, 2025	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
January 16 2025	33 rd	\$ 7,090,243
April 17, 2025	34 th	7,305,099

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,

Sruli Weinreb, CEO
(647) 789 - 5188
sweinreb@findev.ca

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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.