

Form 51-102F3
Material Change Report

1. Name and Address of Company

Newfoundland Discovery Corp.
700-838 W Hastings Street
Vancouver, BC
V6C 0A6

(the "Company")

2. Dates of Material Change(s)

November 15, 2022

3. News Release(s)

A news release was issued on November 16, 2022 and disseminated via Stockwatch pursuant to section 7.1 of National Instrument 51-102.

4. Summaries of Material Changes

The Company has entered into a definitive and assignment agreement (the "Agreement") whereby the Company has granted LI2O Pty Ltd. ("LI2O"), an Australian company, the right to acquire a 100% interest in the Chubb Lithium Property, consisting of thirty-five (35) mineral claims comprising approximately 1,509 hectares, located in Quebec, Canada (the "Property");

5. Full Description of Material Changes

News Release dated November 16, 2022 – See Schedule "A"

6. Reliance on subsection 7.1(2) or (3) of National Instrument 51-102

Not applicable.

7. Omitted Information

No information has been omitted.

8. Executive Officer

Mr. Jeremy Prinsen, CEO of the Company, is knowledgeable about the material change contained herein and may be reached at (780) 717-3416.

9. Date of Report

This report is dated November 17, 2022.

Newfoundland Discovery Enters into Definitive Agreement to Sell Chubb Lithium Property

Vancouver, BC, November 16th, 2022 – NEWFOUNDLAND DISCOVERY CORP. (CSE: NEWD, OTC: NEWDF, FSE: M4K-FF) ("Newfoundland Discovery" or the "Company") is pleased to announce that, further to its news release dated October 4, 2022, the Company has entered into a definitive and assignment agreement (the "**Agreement**") whereby the Company has granted LI20 Pty Ltd. ("**LI20**"), an Australian company, the right to acquire a 100% interest in the Chubb Lithium Property, consisting of thirty-five (35) mineral claims comprising approximately 1,509 hectares, located in Quebec, Canada (the "**Property**");

Under the terms of the Agreement, LI20 may acquire a 100% interest in the Property by paying the Company C\$500,000 and issuing such amount of shares having a value of C\$1,200,000 in a company listed on the Australian Securities Exchange ("ASX"), using the Volume Weighted Average Price over the five (5) days prior to closing. In addition, LI20 must pay the Company C\$10,000 every thirty days until closing occurs, which aggregate amount shall be deducted from the consideration payment. Closing shall occur no later than February 7, 2023 and shall be subject to LI20 entering into some form of merger or acquisition agreement with an ASX listed company.

About Newfoundland Discovery Corp.

Newfoundland Discovery is a Canadian junior mining exploration company focused on exploration and development along the Detour Gold trend in Quebec and the Central Gold Belt in Newfoundland and Labrador. The Company is one of the largest mineral claim holders in the Detour trend and retains significant landholdings in Newfoundland.

On Behalf of the Board of Directors,
NEWFOUNDLAND DISCOVERY CORP.

"Jeremy Prinsen"
President, CEO & Director

Investor Relations

Email: info@newfoundlanddiscovery.com

Website: www.newfoundlanddiscovery.ca

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