

FORM 51-102F3
MATERIAL CHANGE REPORT

Item 1 Name and Address of Company

Planet 13 Holdings Inc.
2548 West Desert Inn Road
Las Vegas, Nevada 89109

Item 2 Date of Material Change

October 19, 2020 and October 20, 2020

Item 3 News Release

A news release in respect of the material change was disseminated on October 19, 2020, and a subsequent news release was disseminated on October 20, 2020 in connection with an upside of the Offering (as defined below). Both press releases were disseminated through the facilities of Canada NewsWire and subsequently filed on SEDAR.

Item 4 Summary of Material Change

On October 19, 2020, Planet 13 Holdings Inc. ("**Planet 13**" or the "**Company**") announced that it entered into an agreement with Canaccord Genuity Corp. and Beacon Securities Limited, as co-lead underwriters (collectively, the "**Underwriters**"), pursuant to which the Underwriters agreed to purchase, on a bought deal basis, 4,700,000 units (the "**Units**") in the capital of the Company at a price of \$4.30 per Unit (the "**Offering Price**") for aggregate gross proceeds to the Company of \$20,210,000 (the "**Initial Offering**").

On October 20, 2020, Planet 13 announced that it had increased the size of the Initial Offering and agreed to issue, and the Underwriters agreed to purchase, an aggregate of 5,825,000 Units at the Offering Price for aggregate gross proceeds to the Company of \$25,047,500 (the "**Offering**"). All figures are in Canadian dollars unless otherwise stated.

Item 5 Full Description of Material Change

On October 19, 2020 Planet 13 announced that it entered into an agreement with the Underwriters pursuant to which the Underwriters agreed to purchase, on a bought deal basis, 4,700,000 Units at the Offering Price for aggregate gross proceeds to the Company of \$20,210,000.

Subsequently, on October 20, 2020, Planet 13 announced that it had increased the

size of the Initial Offering and agreed to issue, and the Underwriters agreed to purchase, 5,825,000 Units at the Offering Price for aggregate gross proceeds to the Company of \$25,047,500 .

Each Unit consists of one common share (a “**Common Share**”) in the capital of the Company and one-half (1/2) of one common share purchase warrant (each whole warrant, a “**Warrant**”) of the Company. Each whole Warrant shall entitle the holder thereof to acquire one Common Share at an exercise price per Common Share of \$5.80 for a period of 24 months from the Closing Date (as defined below).

The closing of the Offering is expected to occur on or about November 5, 2020 (the “**Closing Date**”) and is subject to the completion of formal documentation and receipt of all regulatory approvals, including the approval of the Canadian Securities Exchange. The net proceeds from the Offering will be used for retail expansion outside of Nevada and working capital and general corporate purposes.

The Company has granted the Underwriters an option (the “**Over-Allotment Option**”), exercisable, in whole or in part, by the Underwriters giving notice to the Company at any time and from time to time up to 30 days following the Closing Date, to purchase, or to find substituted purchasers for, up to an additional number of Units equal to 15% of the number of Units sold pursuant to the Offering at the Offering Price to cover over-allotments, if any, and for market stabilization purposes. The Underwriters can elect to exercise the Over-Allotment Option for additional Units, additional Common Shares and/or additional Warrants.

The Units to be issued under the Offering will be offered by way of a short form prospectus to be filed in all of the Provinces of Canada (except Quebec) and by private placement to eligible purchasers resident in jurisdictions other than Canada that are mutually agreed to by the Company and the Underwriters, provided that no prospectus filing or comparable obligations arises and the Company does not therefore become subject to continuous disclosure obligations in such jurisdictions.

The Units, Common Shares and Warrants being offered have not been, nor will they be, registered under the United States Securities Act of 1933, as amended (“**U.S. Securities Act**”) and may not be offered or sold in the United States or to, or for the account or benefit of, “U.S. persons” (as defined in Regulation S under the U.S. Securities Act) absent registration or an applicable exemption from the registration requirements. The Units may be offered in the United States to Qualified Institutional Buyers (as defined in Rule 144A under the U.S. Securities Act) pursuant to exemptions from the registration requirements under rule 144A of the U.S. Securities Act. This Material Change Report will not constitute an offer to sell or the solicitation of an offer to buy nor will there be any sale of the securities in any State in which such offer, solicitation or sale would be unlawful.

Item 6 Reliance on subsection 7.1(2) of National Instrument 51-102

Not applicable.

Item 7 Omitted Information

Not applicable.

Item 8 Executive Officer

Robert Groesbeck or Larry Scheffler, Co-Chief Executive Officers
(702) 815-1313, ir@planet13lasvegas.com

Item 9 Date of Report

October 23, 2020