

FORM 51-102F3

MATERIAL CHANGE REPORT

Item 1. Name and Address of Company

CORE ONE LABS INC.
Suite 820, 1130 West Pender Street
Vancouver, BC V6E 4A4

(the "Company")

Item 2. Date of Material Change

April 17, 2020

Item 3. News Release

The news release was issued on April 29, 2020, and was disseminated by Newsfile.

Item 4. Summary of Material Change

The Company's wholly owned subsidiary, LDS Development Corporation, has entered into an agreement with Viva Capital Ventures LLC ("Viva") for a secured loan for USD\$900,000(the "Loan").

Item 5. Full Description of Material Change

Under the terms of the Loan, Viva will advance to the Company USD\$900,000, to be repaid on or before May 1, 2022 (the "Maturity Date"). Total interest and other fees payable under the Loan are expected to be \$180,000, and are to be repaid, together with the outstanding principal, on the Maturity Date. The Loan will be secured by a mortgage on the Company's property located at 11420 Rancho Road, Adelanto. The proceeds of the Loan will be used to fund the construction of the buildout of the dispensary building to be operated by Highway 395 Dispensary Inc. ("Highway 395"). Highway 395 has agreed to be jointly and severally liable for the amounts owing under the Loan.

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

Not applicable.

Item 7. Omitted Information

None.

Item 8. Executive Officer

For further information, please contact:

Brad Eckenweiler
Chief Executive Officer
(866) 347-5058

Item 9. Date of Report

May 20, 2020