

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

May 28, 2020

Item 3. News Release

The news release was issued on June 1, 2020, and was disseminated by Newsfile.

Item 4. Summary of Material Change

The Company has terminated the loan agreement between Viva Capital Ventures LLC ("Viva") and the Company's wholly owned subsidiary, LDS Development Corporation ("LDS Development").

Item 5. Full Description of Material Change

The Company terminated the provisions of the Loan Agreement between Viva and LDS Development whereby Viva was to advance to the Company USD\$900,000 to be used to fund construction of a dispensary building on LDS Development's property in Adelanto, CA. Although agreements had been signed with respect to the loan from Viva, no funds had been advanced by Viva.

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

June 2, 2020