

FORM 51-102F3
MATERIAL CHANGE REPORT

Item 1: Name and Address of Reporting Issuer

Sire Bioscience Inc. (the “Company”)
2500 Meadowpine Blvd, Unit 202
Mississauga, ON L5N 6C4

Item 2: Date of Material Change

December 16, 2020 and January 15, 2021.

Item 3: News Release

A news release was issued and disseminated on January 18, 2021 and filed on SEDAR (www.sedar.com).

Item 4: Summary of Material Changes

The Company announced the sale of the Leamington property and a director resignation. See Item 5 for full details.

Item 5: Full Description of Material Change

The Company announced that it has entered into an agreement for the sale of the Leamington property that is held by the Company’s wholly-owned subsidiary, Best Cannabis Products Inc., and which will also settle all amounts owed pursuant to a vendor take back mortgage on the Leamington property (full details of the vendor take back mortgage and the Leamington property can be found in the Company’s Form 2A *Listing Statement* dated August 22, 2019 and filed on the Company’s SEDAR profile at www.sedar.com). Under the terms of the agreement, the Company will: (a) transfer ownership of the property to Reno Vespa (“**Reno**”), Giovanni Vespa (“**Giovanni**”) and Franca Vespa (“**Franca**”); and (b) make a total cash payment of \$300,000 and issue a total of 500,000 common shares of the Company to Reno, Giovanni and Franca. In return, the Company will receive a full and final release from each of Reno, Giovanni and Franca with respect to any and all amounts owed to them, including with respect to the vendor take back mortgage on the property and any amounts in connection therewith.

The Company also announces that Adrian Burke has resigned as a director of the Company. The Company wishes Mr. Burke success in his future endeavors.

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

Not applicable.

Item 7: Omitted Information

None.

Item 8: Executive Officer

Brian Polla, CEO and COO
E: ir@sirebioscience.com

Item 9: Date of Report

January 18, 2021.