

## FORM 51-102F3

### MATERIAL CHANGE REPORT

**1. Name and Address of Company**

LUXXFOLIO Holdings Inc. (the “Company”)  
212 – 1080 Mainland Street  
Vancouver, British Columbia V6B 2T4

**2. Date of Material Change**

June 30, 2021

**3. News Release**

The Company disseminated a news release in respect of the material change on July 6, 2021, through the newswire services of Cision. The news release was filed on SEDAR on July 6, 2021.

**4. Summary of Material Change**

The Company closed a previously announced non-brokered private placement (the “Offering”).

**5.1 Full Description of Material Change**

The total Offering was completed on June 30, 2021, for a total aggregate closing amount of \$3,006,119. A total of 8,118,912 special warrants, 470,000 units and 117,032 finder warrants were issued on the closings. The special warrants and units were priced at \$0.35 each.

Each Unit will comprise of one common share in the capital of the Company (a “Share”) and one non-transferable share purchase warrant (a “Warrant”). Each Warrant will be exercisable for a period of 24 months from the date of issue of such Warrant for one common share (a “Warrant Share”) at an exercise price of \$0.45 per Warrant Share (the “Exercise Price”).

Each Special Warrant will be non-transferable and will entitle the holder to automatically receive, without payment of additional consideration, and subject to adjustment, one Unit on the earlier of the date that is four months plus one day after the issuance of the holder’s Special Warrants and the day that is one business day

after the Company receives a final receipt for its short form prospectus qualifying the distribution of the Units upon conversion of the Special Warrants.

All directors of the Company and wholly owned subsidiary WestBlock Capital directly or indirectly participated for a total of 320,000 special warrants/units of the offering.

**5.2 Disclosure for Restructuring Transaction**

Not applicable.

**6. Reliance on subsection 7.1(2) of National Instrument 51.102**

This report is not being filed on a confidential basis.

**7. Omitted Information**

No significant facts required to be disclosed have been omitted.

**8. Executive Officer**

For further information contact:

Name: Dean Linden

Officer: Chief Executive Officer

Telephone: (604) 398-3837 or (425) 449-9442

**9. Date of Report**

July 16, 2021