

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

Aug 13, 2021

3. News Release

The Company disseminated a news release in respect of the material change on August 16, 2021, through the newswire services of Cision. The news release was filed on SEDAR on August 16, 2021.

4. Summary of Material Change

The Company appointed a new director to its Board of Directors and appointed an existing director to Chairman of the Board.

5.1 Full Description of Material Change

The Company appointed Mr. David Gens to the Company’s Board of Directors, as an independent director. Mr. Gens’s qualifications include that he is the founder, Chairman, President & CEO of Merchant Growth and Merchant Opportunities Fund, a Canadian fintech lending platform. He is also a graduate of the UBC Portfolio Management Foundation.

Additionally, the Company appointed Mr. Kelly Klatik to Chairman of the Board. Mr. Klatik has served on the board of LUXXFOLIO since it went public in 2019 and has extensive experience in investment banking, capital markets, finance and lending.

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

August 18, 2021